Consisting of all of Block "A", West half of Block "B", Out Lot 1, North Half of Block "B" and the North Half of Block "C" As laid out on part of the Northwest Quarter of the Northeast Quarter of Section 34 Township 6 South Range 10 West described as follows: Comencing at a point in the north line of said quarter quarter section said point being one hundred (100) feet west, of the northeast corner thereof: Extending thence South and parallel with the east line of said quarter quarter section one hundred and seventy (175)feet, thence west and parallel with the north line of said quarter quarter section eight hundred seventy-nine and seventy-one hundredths (879.71) feet, thence southwesterly to a point two hundred and sixty-five (265) feet south of the northwest corner of said quarter, quarter section, and at right angles with the west line of said quarter quarter east one hundred and fifty-five (155) feet, thence South and parallel with said west line four hundred eighty and five tenths (480.5) feet, thence east one hundred and seventy-five (175) feet to the east line of MacArthur Circle thence south along said east line five hundred ninety-seven and thirty-nine hundreths to the south line of said quarter quarter section, thence west along said south line three hundred and thirty (330) feet to the west line of said quarter quarter section, thence north along said west line thirteen hundred thirty-four and twenty-nine hundredths (1334.29) feet, thence east along the north line of said quarter quarter section twelve hundred twenty-seven and twelve hundredths (1227.12) feet to the beginning.

Numbers of lots and letters of blocks, dimensions of lots, streets, building lines and easements are as shown on plat.

W. Mack Saunders
April 1942.

William Ross
Catherine B. Ross
Edwin R. Grafe
Bernice H. Grafe - - - As Proprietors

STATE OF INDIANA }
VANDERBURGH COUNTY } S.S.

Before me, a notary public in and for said county and state personally appeared, as proprietors William Ross, Catherine B. Ross, Edwin R. Grafe, Bernice H. Grafe and acknowledged the execution of this plat.

Witness my hand and notarial seal this 4th day of May 1942.

Lyda Toth, Notary Public

My Commission expires: October 31,1943. (Seal)
The undersigned civil engineer and surveyor hereby certifies that the is a true and correct plat of a survey made according to the above description. (Seal) W, Mack Saunders
W. Mack Saunders, Professional Engineer, Registered No. 972, State of Indiana
Approved by City Plan Commission of Evansville, Ind. May 6,1942. Plat Record No. 1 page 89
Harry J. Fitzgerald, Pres. A. W. Hartig, Sec'y.

PROTECTIVE COVENANTS FOR EASTWOOD SUBDIVISION

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1968, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the Covenants herein it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these Covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

A. All lots in the tract shall be known and described as residential lots, except Outlot #1 which may be used for retail business or commercial purposes.

B. No structures shall be erected, altered, placed, or permitted to remain on any residential building plot other than a dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars per family unit.

C. No building shall be located nearer to the front line or nearer to the side street line than the building setback lines shown on the recorded plat. In any event, no building shall be located on any residential building plot nearer than 25 feet to the front lot line, nor nearer than 10 feet to any side street line; except that on all building plots abutting Washington Avenue, no building shall be located nearer than 35 feet to the front lot line nor nearer than 10 feet to any side street line. No building, except a detached garage or other outbuilding located 80 feet or more from the front lot line, shall be located nearer than 4 feet to any side lot line. No fence shall be built nearer the front lot line than the building set back lines shown on the recorded plat.

D. No residential structure shall be erected or placed on any building plot, which plot has an area of less than 5750 square feet or a width of less than 50 feet at the front building setback line, except that a residence may be erected or placed on any lot as shown on the recorded plat.

E. No noxious or offensive trade or activity shall be done on any residential lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

G. No dwelling costing less than $3500.00 shall be permitted on any lot in the tract, The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 624 square feet in the case of a one-story structure nor less than 480 square feet in the case of a one and one-half, two, or two and one-half story structure. The lot fronting Washington Avenue should have a $4500 limitation with a minimum area of 816 square feet for one story structure and 600 square feet in case of of a one, one and one-half, or two story structure.

H. Each lot shall be subject to a five feet easement on the rear thereof as shown on the recorded plat, for utility installation and maintenance.

I. No person of any race other than the Cacausian race shall use, occupy or own any building or any lot, except that this shall not prevent occupancey by domestic servants of a different race, domiciled with an owner or tenant.

J. Until such a time as a sanitary sewer system shall have been constructed in the tract, a sanitary septic tank shall be installed for each dwelling erected in the tract, Such a septic tank shall be of type and construction and so located on the individual lot as to be approved in writing by the Indiana State Board of Health, No other sanitary provision or devise for sewage disposal shall be installed or permitted to remain on the tract.

K. That the purchaser of any semi-detached house shall in no way change the character of such a house either structually or by color changes in order that it will no longer conform to the character as original established.

RECORDED.....MAY.....7,1942.

Joseph A Betz R V C