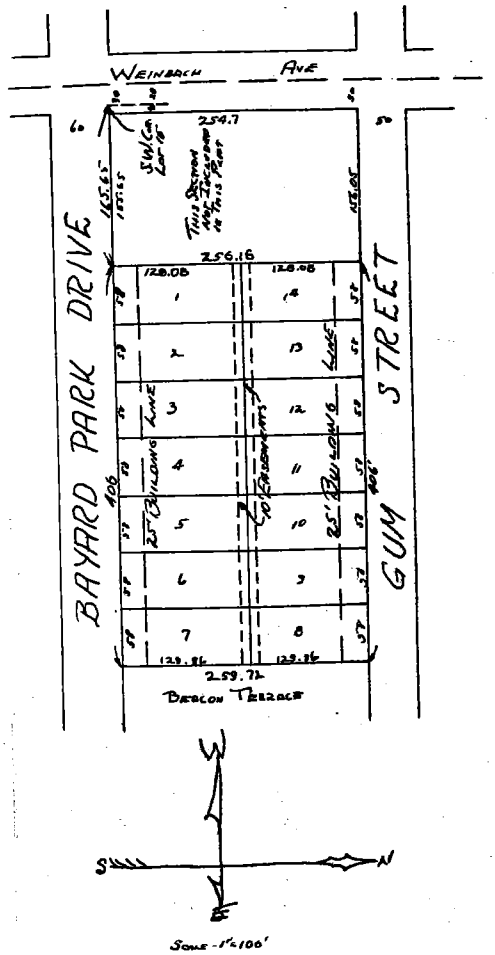
REPLAT of

LOTS 16, 17 & 18 AND PARTS of LOTS 13, 14 & 15 of
RAMONA PLACE

-9547

DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF LOT 15, ONE HUNDRED AND SIXTY FIVE AND SIXTY FIVE HUNDREDTHS (165.65) FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL TO THE WEST LINE OF LOT 15, A DISTANCE OF TWO HUNDRED AND FIFTY SIX AND SIXTEEN HUNDREDTHS (256.16) FEET TO THE SOUTH LINE OF GUM STREET; THENCE EAST ALONG SAID SOUTH LINE FOUR HUNDRED AND SIX (406.0) FEET TO THE EAST LINE OF LOT 18; THENCE SOUTH ALONG SAID EAST LINE TWO HUNDRED AND FIFTY NINE AND SEVENTY TWO HUNDREDTHS (259.72) FEET TO THE SOUTHEAST CORNER OF LOT 18; THENCE WEST ALONG THE SOUTH LINES OF LOT 18, 17, 16 AND 15 A DISTANCE OF FOUR HUNDRED AND SIX (406.0) FEET TO THE PLACE OF BEGINNING.



SCALE - 1" = 100'

STATE OF INDIANA) S.S.
VANDERBURGH COUNTY)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, FRED FRIESE OWNER AND SUBDIVIDER PERSONALLY APPEARED AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

(SEAL) FRED M. FRIESE

WITNESS MY HAND AND SEAL THIS 23 DAY OF JULY, 1945

A.C. WARE, NOTARY PUBLIC

MY COMMISSION EXPIRES 2-13-49.

THE UNDERSIGNED CIVIL ENGINEER AND SURVEYOR HEREBY CERTIFIES THAT THE ABOVE PLAT IS A TRUE AND CORRECT DRAWING OF A SURVEY MADE ACCORDING TO THE ABOVE DESCRIPTION.

I FURTHER CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRODUCTION OF A PLAT APPROVED BY THE CITY PLAN COMMISSION ON MAY 7, 1941.

CHARLES E. DAY

(SEAL)
CHARLES E. DAY
PROFESSIONAL ENGINEER
REGISTERED No. 2060
STATE OF INDIANA

APPROVED BY CITY PLAN COMMISSION OF EVANSVILLE, INDIANA JULY 24, 1945 PLAT RECORD No. 41 10 PAGE ____

ARTHUR H. DEITSCH, PRES.
FRANK E. FOWLER, SEC.

RESTRICTIONS FOR THE REPLAT OF LOTS 16, 17 AND 18 AND PART OF LOTS 13, 14 AND 15 OF RAMONA PLACE AS APPROVED BY THE CITY PLAN COMMISSION MAY 7, 1941.

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS AND NO STRUCTURE SHALL BE ERECTED ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A ONE OR TWO CAR GARAGE.

2. ALL BUILDINGS SHALL CONFORM TO THE BUILDING LINE RESTRICTIONS INDICATED ON THE PLAT. NO BUILDING SHALL BE ERECTED NEARER THAN 5 FEET TO ANY SIDE LOT LINE. THE SIDE LINE RESTRICTION SHALL NOT APPLY TO A GARAGE LOCATED ON THE REAR ONE-QUARTER OF A LOT.

3. NO RESIDENTIAL LOT SHALL BE RESUBDIVIDED INTO BUILDING PLOTS HAVING LESS THAN 6,250 SQUARE FEET OF AREA OR A WIDTH OF LESS THAN 50 FEET.

4. NO OBNOXIOUS OR OFFENSIVE TRADE SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

5. NO PERSON NOT OF THE WHITE RACE SHALL OWN, RENT OR TAKE POSSESSION OF ANY LOT OR BUILDINGS THEREON.

6. NO GARAGE OR TEMPORARY DWELLING SHALL BE USED AS LIVING QUARTERS IN THIS SUBDIVISION.

7. NO STRUCTURE SHALL BE MOVED ONTO ANY LOT UNLESS IT SHALL CONFORM TO AND BE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT.

8. NO BUILDING SHALL BE ERECTED ON ANY LOT WHICH DOES NOT CONFORM TO AND IS IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE NO DWELLING COSTING LESS THAN $5,000.00 SHALL BE PERMITTED ON ANY LOT IN THE TRACT.

9. PERPETUAL EASEMENTS FOR SEWERS AND PUBLIC UTILITIES ARE RESERVED OVER THE REAR AND SIDES OF CERTAIN LOTS ACCORDING TO THE PLAT.

10. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1970, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL TERMINATE.

11. IF THE PARTIES HERETO, OR ANY OF THEM OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE COVENANTS OR RESTRICTIONS HEREIN BEFORE JANUARY 1, 1970, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY OTHER LOTS IN SAID DEVELOPMENT OR SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS OR RESTRICTIONS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS.

12. 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.

RECORDED.....JULY 25, 1945.
Christ w Almendorf Asst