YEKER'S SUBDIVISION

403

UBDIVISION OF PART OF THE EAST ONE HALF OF THE N.E. ¼ OF SECTION 34-6-10, DESCRIBED AND BOUNDED AS FOLLOWS:
COMMENCING AT A POINT IN THE EAST LINE OF SAID EAST HALF QUARTER SECTION 1866 FEET SOUTH OF THE NORTH LINE THEREOF, THENCE TINUING SOUTH 60 FT; THENCE WEST 659.7 FT; THENCE NORTH 132 FT; THENCE EAST 409.65 FT; THENCE SOUTH 72 FT; THENCE EAST 250 TO PLACE OF BEGINNING.

TE OF INDIANA)
DERBURGH COUNTY) S.S.

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

OTTO T. YEKER

NESS MY HAND AND SEAL THIS 22 DAY OF AUGUST 1945 GEORGE P. HELFRICH NOTARY PUBLIC
(SEAL) MY COMMISSION EXPIRES DECEMBER 18 1946.

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

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

APPROVED BY CITY PLAN COMMISSION OF EVANSVILLE, INDIANA. 11/7/45
PLAT RECORD NO.____ PAGE ____
ARTHUR H. DEITSCH, PRES.
D.G. DAVIS, SEC.

RESTRICTIONS FOR YEKER'S SUBDIVISION

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

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

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

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

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

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

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

NO BUILDING SHALL BE ERECTED ON ANY LOT WHICH DOES NOT CONFORM TO AND IS IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN CASE NO DWELLING COSTING LESS THAN $4,000.00 SHALL BE PERMITTED ON ANY LOT IN THE TRACT.

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

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

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

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER PROVISIONS WHICH L REMAIN IN FULL FORCE AND EFFECT.

RDED.....NOVEMBER.....13, 1945.
Christ w Elmendorf Rec

