#16120

AN ADDITION TO THE CITY OF EVANSVILLE, INDIANA AS LAID OFF BY THE PROPRIETOR THEREOF ON PART OF THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 6 SOUTH, RANGE 10 WEST AND DESCRIBED AS FOLLOWS TO WIT:

COMMENCING IN THE SOUTH LINE OF SAID QUARTER SECTION, THREE HUNDRED FORTY FOUR AND FIFTEEN HUNDREDTHS 344.15 FEET, EAST OF T SOUTH WEST CORNER OF SAID QUARTER SECTION; EXTENDING THENCE EAST ALONG SAID SOUTH LINE THREE HUNDRED (300) FEET TO THE WEST LINE OF LINCOLN VILLA, THENCE NORTH ALONG SAID WEST LINE NINETEEN HUNDRED TWENTY TWO AND THREE TENTHS (1922.3) FEET TO THE CENTER OF BELLEMEADE AVENUE, THENCE WEST ALONG THE CENTER OF SAID BELLEMEADE AVENUE, THREE HUNDRED (300) FEET, THENCE SOUTH AND PARALLEL WI THE WEST LINE OF LINCOLN VILLA, NINETEEN HUNDRED SIXTEEN AND EIGHT TENTHS (1916.8) FEET TO THE PLACE OF BEGINNING.

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

SIGNED PROPRIETORS RUBY P. WALL

STATE OF INDIANA) S.S.
VANDERBURGH COUNTY)

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED RUBY P. WALL AND ACKNOWLEDGED THE EXECUTION OF THIS PLAT.

WITNESS MY HAND AND NOTORIAL SEAL THIS 7TH DAY OF NOVEMBER 1945.

(SEAL) JAMES L. BLACKWELL

MY COMMISSION EXPIRES THE 18TH DAY OF JULY 1949.

I HEREBY CERTIFY THAT THIS IS A CORRECT PLAT OF A SURVEY MADE ACCORDING TO THE ABOVE DESCRIPTON.

W. MACK SAUNDERS
REG. ENGR. #972 INDIANA

W. MACK SAUNDERS
OCT. 29TH 1945

THE CONDITIONS, RESTRICTIONS, RESERVATIONS AND PROTECTIVE COVENANTS FOR MEADOWBROOK SUBDIVISTON.

WHICH IS PART OF THE SOUTHEAST QUARTER SECTION 27, TOWNSHIP 6 SOUTH, RANGE 10 WEST, AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE SOUTH LINE OF SAID QUARTER SECTION 344.15 FT. EAST OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, EXTENDING THENCE EAST ALONG SA SOUTH LINE 300 FT, TO THE WEST LINE OF LINCOLN VILLA, THENCE NORTH ALONG SAID WEST LINE 1922.3 FT, TO THE CENTER OF BELLEMEADE AVENUE, THENCE WEST ALONG THE CENTER OF SAID BELLEMEADE AVENUE 300 FT, THENCE SOUTH AND PARALLEL WITH WEST LIN OF LINCOLN VILLA 1916.8 FT. TO THE PLACE OF BEGINNING.

1. ALL LOTS IN THIS TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS, WITH NO EXCEPTIONS, AND SHALL BE SOLD AND USED SOLELY FOR RESIDENTIAL PUR No STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN, ON ANY RESIDENTIAL BUILDING LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING AND GARAGE IN CONNECTION THEREWITH.

2. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE THAN THE BUILDING SET BACK LINES, SHOWN ON THE RECORDED PLATS.

3. NO DWELLING SHALL BE ERECTED ON ANY LOT IN THIS SUBDIVISION, WITH LES THAN FIVE ROOMS, EXCLUDING BATHROOMS.

4. NO DWELLING SHALL BE ERECTED ON ANY LOT ON BELLEMEADE AVENUE, GUM STREET OR BAYARD PARK DRIVE IN THIS SUBDIVISION, COSTING LESS THAN $7000, WHICH PRICE SHALL NOT INCLUDE COST OF GARAGE OR ACCESSORY BUILDINGS.

5. NO DWELLING SHALL BE ERECTED ON CHANDLER AVENUE, POWELL AVENUE, BLACK AVENUE, OR WASHINGTON AVENUE IN THIS PLAT COSTING LESS THAN $5500, WHICH COSTS SHALL NOT INCLUDE GARAGE OR ACCESSORY BUILDINGS.

6. ONLY ONE DWELLING SHALL BE ERECTED ON A LOT AND SHALL NOT BE BUILT NEARER THAN FIVE FEET TO ANY SIDE LOT LINE.

7. NO BUILDING ERECTED ON ANY LOT IN THIS SUBDIVISION SHALL AT ANY TIME USED FOR THE SALE OR MANUFACTURE OF SPIRITUOUS LIQUORS, MALT BEVERAGES OR DISTILLED DRINKS OF ANY KIND, AND NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHA EVER BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR A NUISANCE TO THE NEIGHBORHOOD.

8. NO PERSON OF ANY RACE OTHER THAN THE WHITE OR CAUCASIAN RACE SHALL OWN, USE, OR OCCUPY ANY OF SAID LOTS, OR ANY BUILDINGS THEREON, EXCEPT THAT THI RESTRICTION SHALL NOT PREVENT OCCUPANCY BY DOMESTIC SERVANTS OF A DIFFERENT RACE EMPLOYED BY OR DOMICILED WITH AN OWNER OR TENANT.

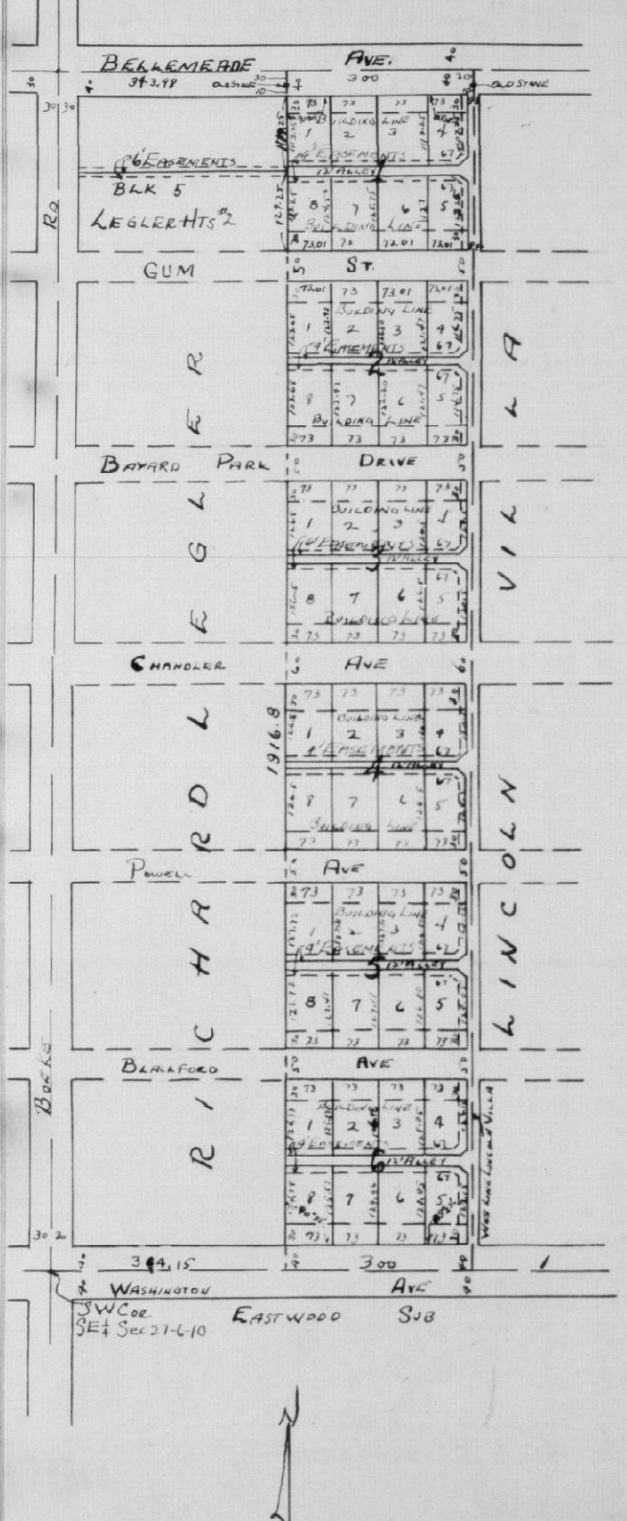
9. AN EASEMENT IS RESERVED OVER THE REAR OF EACH LOT IN THIS PLAT, AS SH ON THE RECORDED PLAT, FOR UTILITY INSTALLATION AND MAINTENANCE.

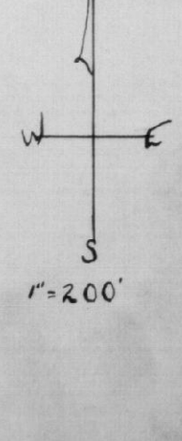
10. NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS ERECTED OR PLACED UPON ANY LOT IN THIS PLAT, SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. NO HUT, TRAILER OR OTHER STRUCTU OF A TEMPORARY CHARACTER SHALL BE PLACED OR USED AS A RESIDENCE ON ANY OF SAID

11. NO STRUCTURE SHALL BE MOVED ON ANY OF SAID LOTS. ALL STRUCTURES ERECTED SHALL BE NEWLY ERECTED THEREON OF NEW MATERIAL.

12. IF ANY PERSON OR PERSONS SHALL AT ANY TIME VIOLATE OR ATTEMPT TO VIOLATE ANY OF THE RESTRICTIONS OR COVENANTS HEREIN SET OUT, ANY OWNER OF ANY R ESTATE SITUATED IN THIS PLAT SHALL HAVE THE RIGHT TO ENFORCE SAID CONDITIONS AN RESTRICTIONS AND INSTITUTE AND PROSECUTE ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY RESTRICTIONS OR COVENANTS, BOTH TO PREVENT THE VIOLAT THEREOF AND TO REPORT ANY DAMAGE OF ANY SUBDIVISION VIOLATION.

RECORDED .....NOVEMBER.....21,1945





1"=200'

• Christ ev. Elmendorf R.V.C
Alice Meyer D.R.V.C

For Modification & Restrictions see Misc "J" Pages 265-279 #55505-55506

For Consent to Modification see Misc "J" Page 509. #71936. 5-8-50.

For Ratification & Agreement see Misc "J" Pages 510 #71937 (5-8-50)

For Modification see M Pages 511-516. 5-8- #71938-71939.

For Modification see "J" Pages 567 & 576 #74141 & #74402

For Ratification of Agreemen see Misc K page 322 Inst. No. 98775 Jan 5