PFEIFFER'S SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 10 WEST DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE WEST LINE OF SAID ¼ SECTION A DISTANCE OF 301.82 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING NORTH ON SAID WEST LINE 188.26 FEET TO THE POINT OF CURVATURE OF A 28.8427° CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 140.51 FEET TO THE POINT OF TANGENCY; THENCE ALONG SAID TANGENT BEARING NORTHEASTWARDLY 810.44 FEET TO THE POINT OF CURVATURE OF A 33.2670° CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE 125.75 FEET TO THE POINT OF TANGENCY; THENCE EAST ALONG SAID TANGENT 697.10 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE EVANSVILLE AND PRINCETON TRACTION RAILWAY; THENCE SOUTHWESTWARDLY ALONG SAID RIGHT-OF-WAY LINE 1213.47 FEET; THENCE WEST 690.57 FEET TO THE PLACE OF BEGINNING.

STATE OF INDIANA
S.S.
VANDERBURGH COUNTY

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

THEODORE PFEIFER

WITNESS MY HAND AND SEAL THIS 5TH DAY OF JULY 1946

MY COMMISSION EXPIRES APRIL 9 1947 (SEAL) HELEN SCHAUER

THE UNDERSIGNED CIVIL ENGINEERS AND LAND SURVEYORS HEREBY CERTIFY THAT THE ABOVE PLAT IS A CORRECT SURVEY MADE ACCORDING TO THE ABOVE DESCRIPTION.

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

KENNETH S. HOLLIS
CHARLES E. DAY

(SEAL)
KENNETH S. HOLLIS
PROFESSIONAL ENGINEER
REGISTERED No. 2372
STATE OF INDIANA

APPROVED BY CITY PLAN COMMISSION
OF EVANSVILLE, IND.
PLAT REC. No._____ PAGE No._____
JULY 22 1946
ARTHUR H. DEITSCH, PRES.
D. G. DAVIS, SEC'Y.

NOTE:
SUBDIVISION ABOVE 383.0 ELEVATION EXCEPT AS NOTED.

RESTRICTIONS FOR PFEIFFER'S SUBDIVISION

AUG. 12, 1946

1. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS WITH THE EXCEPTION OF LOTS 23, 43, 44 AND 64 WHICH ARE DESIGNATED AS COMMERCIAL. HOWEVER, NO INTOXICATING LIQUORS MAY BE MANUFACTURED OR SOLD ON SUCH LOTS DESIGNATED AS COMMERCIAL OR OTHERWISE.

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. TEMPORARY STRUCTURES ARE PERMITTED PROVIDED SUCH STRUCTURE IS SET BACK 100 FEET OR MORE FROM THE FRONT PROPERTY LINE.

3. 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.

4. NO PERSON not OF THE WHITE RACE SHALL OWN, RENT OR TAKE POSSESSION OF ANY LOT OR BUILDING THEREON.

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

6. NO BUILDING SHALL BE ERECTED ON ANY LOT WHICH DOES NOT CONFORM TO AND BE IN HARMONY WITH EXISTING STRUCTURES IN THE TRACT. IN ANY CASE NO DWELLING COSTING LESS THAN $4000.00 SHALL BE PERMITTED ON ANY LOT IN THE TRACT.

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

8. THESE COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL THE PARTIES AND ALL PERSONS CLAIMING UNDER THEM.

9. 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, 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 VILATE ANY SUCH COVENANTS OR RESTRICTIONS AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION.

10. INVALIDATION OF ANY 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.

THEODORE PFEIFER

•RECORDED.....AUG.....14, 1946
Christine Elmendorf Rec