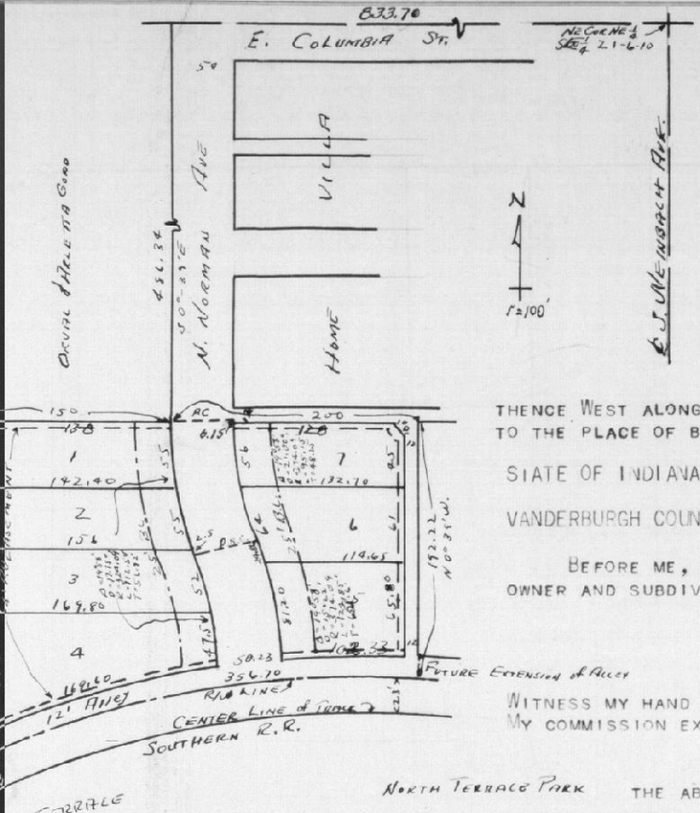


#52078

A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 WEST AND ALSO PART OF "HOME VILLA", AN ADDITION NEAR THE CITY OF EVANSVILLE, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS, TO WIT: COMMENCING AT A POINT ON THE WEST LINE OF NORMAN AVE. AS PLATTED IN THE AFOREMENTIONED "HOME VILLA" A DISTANCE OF 486.34 FEET SOUTH OF THE NORTH LINE OF SAID QUARTER QUARTER SECTION, SAID BEGINNING POINT BEING ALSO THE INTERSECTION OF THE WEST LINE OF NORMAN AVE. AND THE SOUTH LINE OF 12.0' ALLEY EXTENDED AS SHOWN ON SAID PLAT OF "HOME VILLA"; THENCE WEST ON SAID EXTENDED SOUTH LINE OF ALLEY 150.0 FEET; THENCE SOUTH 0°39'E A DISTANCE OF 260.23 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE SOUTHERN R.R.; THENCE NORTHEASTWARDLY ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 356.70 FEET; THENCE NORTH 0°39' WEST A DISTANCE OF 192.22 FEET TO THE SOUTH LINE OF AN ALLEY AS PLATTED IN THE AFOREMENTIONED "HOME VILLA"; THENCE WEST ALONG SAID SOUTH LINE OF ALLEY AND SOUTH LINE OF ALLEY EXTENDED 200.0 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.

EVANSVILLE HOMESITES INC.
BY ALBERT A. BRADFORD PRES.

WITNESS MY HAND AND SEAL THIS 1ST DAY OF NOV. 1946.
MY COMMISSION EXPIRES JANUARY 17, 1948 (SEAL) MILDRED ZAPP FLICKNER

THE UNDERSIGNED CIVIL ENGINEER AND LAND SURVEYOR 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

(SEAL)
LEO V. WEISS
LAND SURVEYOR
REGISTERED No. 3146
STATE OF INDIANA

CHARLES E. DAY
CIVIL ENGINEER
LEO V. WEISS
LAND SURVEYOR

OVED BY CITY PLAN COMMISSION
VANSVILLE, IND.
REC. No.____ PAGE No.____
13, 1946
UR H. DEITSCH, PRES.
. DAVIS, SEC'Y.

THIS AGREEMENT, MADE AND ENTERED INTO AT EVANSVILLE, INDIANA, ON THIS 11TH DAY OF JAN., 1947, WITNESSETH:

THAT WHEREAS, EVANSVILLE HOMESITES, INC. A CORPORATION OF EVANSVILLE, VANDERBURGH COUNTY, STATE OF INDIANA, IS THE OWNER OME VILLA #2, AN ADDITION LYING IN EVANSVILLE, IN VANDERBURGH COUNTY, INDIANA, A PLAT OF SAID ADDITION HAVING BEEN HERETOFORE RDED IN BOOK_____AT PAGE_____ OF THE PLAT RECORDS OF VANDERBURGH COUNTY, INDIANA AND

NOW, THEREFORE, IT IS AGREED THAT THE LOTS IN SAID HOME VILLA #2 ADDITION ARE HEREBY MADE SUBJECT TO THE FOLLOWING ECTIVE COVENANTS AND AGREEMENTS:

ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED, ERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING PLOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE- STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.

NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES N ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY RESIDENTIAL BUILDING PLOT NEARER THAN TWENTY-FIVE FEET TO THE FRONT LOT LINE, NOR NEARER THAN TWELVE AND ONE-HALF (12½) FEET TO ANY SIDE STREET LINE. NO BUILDING, EXCEPT A CHED GARAGE OR OTHER OUTBUILDING LOCATED SEVENTY-FIVE (75) FEET OR MORE FROM THE FRONT LOT LINE, SHALL BE LOCATED NEARER THAN (5) FEET TO ANY SIDE LOT LINE. NO RESIDENCE OR ATTACHED APPURTENANCE SHALL BE ERECTED ON ANY LOT FARTHER THAN FORTY-FIVE (45) FROM THE FRONT LOT LINE.

NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN FIVE SAND (5,000) SQUARE FEET OR A WIDTH OF LESS THAN FIFTY (50) FEET AT THE FRONT BUILDING SETBACK LINE.

NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT IN THE TRACT NOR SHALL ANYTHING BE DONE THEREON H MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

NO TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN, OR OTHER OUT BUILDING ERECTED IN THE TRACT SHALL AT ANY TIME BE USED AS IDENCE TEMPORARILY OR PERMANENTLY, NOR SHALL ANY STRUCTURE OF A TEMPORARY CHARACTER BE USED AS A RESIDENCE.

NO DWELLING COSTING LESS THAN FOUR THOUSAND ($4,000) DOLLARS SHALL BE PERMITTED ON ANY LOT IN THE TRACT. THE GROUND AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN SEVEN HUNDRED AND TWENTY SQUARE FEET IN THE CASE OF A ONE-STORY STRUCTURE NOR LESS THAN FOUR HUNDRED AND EIGHTY (480) SQUARE FEET IN THE CASE OF A AND ONE-HALF, TWO, OR TWO AND ONE-HALF STORY STRUCTURE.

AN EASEMENT IS RESERVED OVER THE REAR FOUR (4) FEET OF EACH LOT FOR UTILITY INSTALLATION AND MAINTENANCE. NO FENCE SHALL NSTRUCTED BETWEEN THE BUILDING SETBACK LINE AND THE STREET RIGHT-OF-WAY.

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL RY 1, 1970, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY 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 IN IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN SAID DEVELOPMENT OR SUBDIVISION TO ECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATING.

(SEE PAGE 72 FOR CONTINUATION OF RESTRICTIONS)

Drawer 5 card 3119