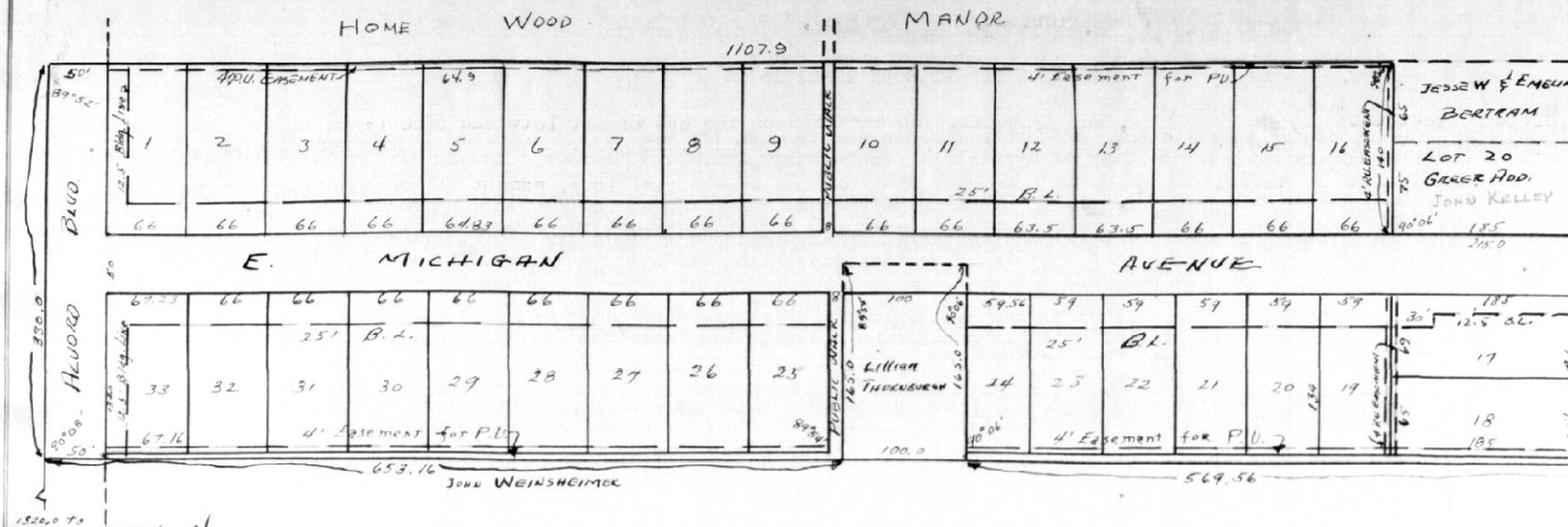

#63915

A Subdivision of Lots 1 to 19 inclusive of Greer Addition and part of E½ S.W.¼ Sec. 22-6-10 more particularly described as follows:- Commencing at a point on the east line of said ½ ¼ section 1320.0 north of the southeast corner thereof, thence west 569.56, thence north 165.0, thence west 100.0, thence south 165.0, thence west 653.16 to the west line of said ½ ¼ section, thence north along said west line 330.0, thence east 1107.9, thence south 140.0, thence east 215.0 to the east line of said ½ ¼ section, thence south along the east line 190.0 to the place of beginning.

Approved by City Plan Commission of Evansville,Ind. Plat. Rec. No.___ Page No.___
_____30,1947 Arthur H. Deitsch, Pres. R. G. Nussmeyer, Sec'y.

STATE OF INDIANA }
VANDERBURGH COUNTY } S.S.

Before me a notary public in and for said county and state the undersigned property owners and subdividors personally appeared and acknowledged the execution of this plat.

Melvin C. Greer
Thelma G. Greer

Bradford Homes Inc.
by Gale Bradford, Its President

Witness my hand and seal this 30 day of April,1947

(Corp.Seal) (Seal)

Rose A. Moehlenkamp, Notary Public

My commission expires January 16 1949

The undersigned Civil Engineer and Land Surveyor hereby certify this plat to be a true and correct drawing of a survey made according to the description hereon.

(Seal)
Charles E. Day
Professional Engineer
Registered No.2060
State of Indiana

Charles E.
Leo V. Weis

(Seal)
Leo V. Weiss
Land Surveyor
Registered No.
State of India

PROTECTIVE COVENANTS AND RESTRICTIONS FOR BUCKWOOD TERRACE

A. All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single-family dwelling not to exceed two and o half stories in height and a private garage for not more than three cars.

B. No building shall be located nearer to the front lot line or nearer to the side street line than the building setback lin shown on the recorded plat. No dwelling shall be located nearer than five feet to any side lot line.

C. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may b or become an annoyance or nuisance to the neighborhood. Keeping of cows, hogs, goats, chickens, etc., on any lot is strictly

D. No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

E. No dwelling costing less than $5000 shall be erected on any lot lying in recorded plat. The ground floor area of the mai structure, exclusive of a one story open porches and garages, shall be not less than 864 square feet in the case of a one story structure, nor less than 480 square feet in the case of a one and one-half, two or two and one-half story structure.

F. An easement is reserved over the rear of each lot for utility installation and maintenance as indicated on the plat of Buckwood Terrace.

G. No property in this plat shall be rented, leased, contracted to or conveyed to any other than those of the Caucasian race

H. These covenants are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1971, at which time said covenants shall be automatically extended for successive periods of ten years unless by a of the then owners of the lots it is agreed to change the said covenants in whole or in part.

I. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein it shall be lawful for any other person or persons owning any real property situated in said development subdivision prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenan and either to prevent him or them from so doing or to recover damages for such violation.

J. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions shall remain in full force and effect.

(Seal

Bradford Homes, Inc.

•RECORDED.....MAY.....5,1947
Christ w Elmendorf Rec