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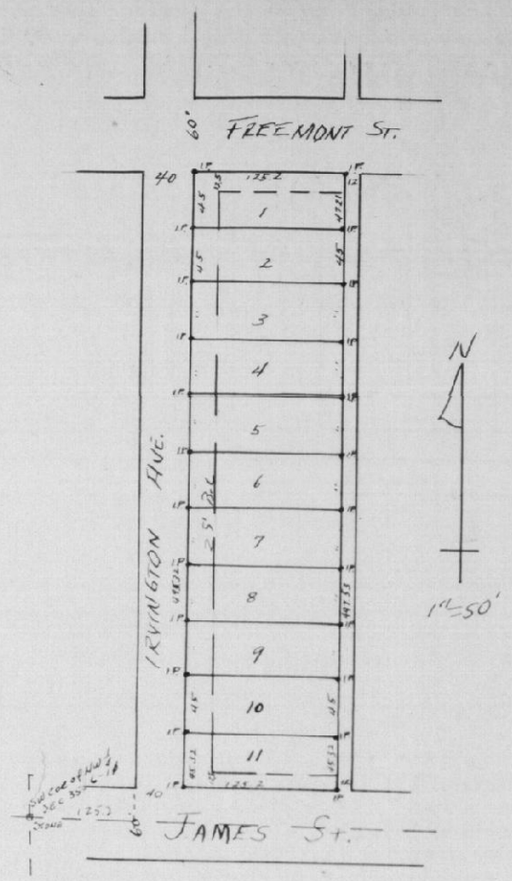

AN ADDITION TO THE CITY OF EVANSVILLE BEING A PART OF THE N. W. QUARTER OF SECTION 35, T 6 S, R 11 W.

STATE OF INDIANA }
VANDERBURGH COUNTY } S.S.

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

CHARLES L. BROWN
SIGNATURE OF OWNER

WITNESS MY HAND AND SEAL THIS 25 DAY OF JUNE 1937

(SEAL) ADDIE A. ROLLER NOTARY PUBLIC

MY COMMISSION EXPIRES OCTOBER 4 1938

APPROVED BY CITY PLAN COMMISSION OF EVANSVILLE, IND.
JUL. 6, 1937
A. W. HARTIG, VICE PRES.
A. W. SHOETTLINE, SEC'Y.

WESTVIEW
AN ADDITION TO THE CITY OF EVANSVILLE,
VANDERBURGH COUNTY, STATE OF INDIANA

PROTECTIVE COVENANTS

THIS INDENTURE WITNESSETH THAT:

WHEREAS THE UNDERSIGNED, CHARLES L. BROWN AND LUCILLE E. BROWN, HUSBAND AND WIFE, ARE THE OWNERS IN FEE SIMPLE OF ALL THAT CERTAIN T OF LAND LOCATED IN THE CITY OF EVANSVILLE, VANDERBURGH COUNTY, STATE INDIANA, INCLUDED WITHIN THE ADDITION TO THE CITY OF EVANSVILLE KNOWN AS WESTVIEW, AND MORE PARTICULARLY DESCRIBED AS FOLLOW TO WIT:

A PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 11 WEST, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 165.2 FEET EAST OF AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH ON AND ALONG THE EAST LINE OF IRVINGTON AVENUE A DISTANCE OF 495.32 FEET TO THE SOUTH LINE OF FREEMONT STREET, THENCE EAST ON AND ALONG THE SOUTH LINE OF FREEMONT STREET A DISTANCE OF 125.2 FEET TO AN IRON PIN SET ON THE WEST LINE OF A 12 FOOT ALLEY, THENCE SOUTH ON AND ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 497.53 FEET TO AN IRON PIN SET ON THE NORTH LINE OF JAMES STREET A DISTANCE OF 125.2 FEET TO THE PLACE OF BEGINNING, AND

WHEREAS THE SAID PARTIES HERETO ARE DESIROUS OF PLACING AND IMPOSING CERTAIN PROTECTIVE COVENANTS UPON SAID ABOVE DESCRIBED REAL PROPERTY AND THE TITLE THERETO.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE PROTECTIVE COVENANTS HEREINAFTER SET FORTH ARE HEREBY IMPOSED AND ADOPTED WITH RESPECT TO ALL OF SAID ABOVE DESCRIBED REAL PROPERTY, AND SAID COVENANTS SHALL RUN WITH THE TITLE TO THE ABOVE DESCRIBED REAL PROPERTY AND SHALL BE BINDING UPON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1967, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS BY VOTE OF A MAJORITY OF THE THEN OWNERS OF THE LOTS AND LANDS ABOVE DESCRIBED 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 COVEN HEREIN, IT SHALL BE LAWFUL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED WITHIN THE BOUNDS OF THE ABOVE DESCRIBED REAL PROPERTY TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPT TO VIOLATE ANY SUCH COVENANTS, AND EITHER TO PREVENT HIM OR THEM FROM SO DOING OR TO RECOVER DAMAGES OR OTHER DUES FOR SUCH VIOLATION. INVALIDATION OF ANY ONE OF THE COVENANTS HEREIN SET FORTH BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. SAID COVENANTS ARE AS FOLLOWS:

A. ALL LOTS IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL LOTS WITHOUT EXCEPTION. NO STRUCTURES SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY RESIDENTIAL BUILDING LOT OR PLOT OTHER THAN ONE SINGLE-FAMILY DWELLIN NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT, AND A PRIVATE GARAGE FOR NOT MORE THAN TWO (2) CARS, WHICH MAY BE ATTACHED SAID DWELLING.

B. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT OF WESTVIEW. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY SUCH RESIDENTIAL BUILDING PL NEARER THAN TWENTY-FIVE (25) FEET TO THE FRONT LOT LINE NOR NEARER THAN TWELVE AND ONE-HALF (12½) FEET TO ANY SIDE STREET LIN BUILDING, EXCEPT A DETACHED GARAGE LOCATED EIGHTY (80) FEET OR MORE FROM THE FRONT LOT LINE SHALL BE LOCATED NEARER THAN TWO FEET TO ANY SIDE LOT LINE. NO RESIDENCE OR ATTACHED APPURTENANCE SHALL BE ERECTED ON ANY LOT FARTHER THAN THIRTY-FIVE (35) F FROM THE FRONT LOT LINE.

C.. NO RESIDENTIAL STRUCTURE SHALL BE ERECTED OR PLACED ON ANY BUILDING PLOT, WHICH PLOT HAS AN AREA OF LESS THAN 6,625 S FEET OR A WIDTH OF LESS THAN 45 FEET AT THE FRONT BUILDING SETBACK LINE.

D. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH M OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

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

F. NO DWELLING COSTING LESS THAN $3750.00 SHALL BE PERMITTED ON ANY LOT IN THIS TRACT. THE GROUND FLOOR AREA OF THE MA STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 700 SQUARE FEET IN THE CASE OF A ONE-STORY NOR LESS THAN 480 SQUARE FEET IN THE CASE OF A ONE AND ONE-HALF, TWO, OR TWO AND ONE-HALF STORY STRUCTURE.

IN WITNESS WHEREOF, THE SAID CHARLES L. BROWN AND LUCILLE E. BROWN, HUSBAND AND WIFE, HAVE HEREUNTO SET THEIR HANDS AND S THIS 26 DAY OF MAY, 1947.

CHARLES L. BROWN (SEAL) LUCILLE E. BROWN (SEAL)
CHARLES L. BROWN LUCILLE E. BROWN

(FOR CONTINUATION OF PLAT SEE PAGE 9¼)