

ARCADIAN ACRES. No. 1

A Subdivision of a part of the Northwest Quarter of Section 31, T. 6 S., R. 9 W.

Description: Commencing at an iron pin on the north line of said quarter section at a distance of 660 feet east of the N.W. corner thereof and running south 1318.1 feet to a stone, thence N. 89° 20' E. 818 feet, thence N. 0° 26' W. 824.64 feet to the northeast Right of Way line of the E.S. & N. RR., thence S. 63° 26' E. along said Right of Way 250.98 feet, thence N. 0° 26' W. 563.5 feet to the center of the Newburgh Road, thence N. 51° 28' W. along the center of said road 82.51 feet to the north line of aforesaid quarter section, thence west along said north line 964.15 to the place of beginning.

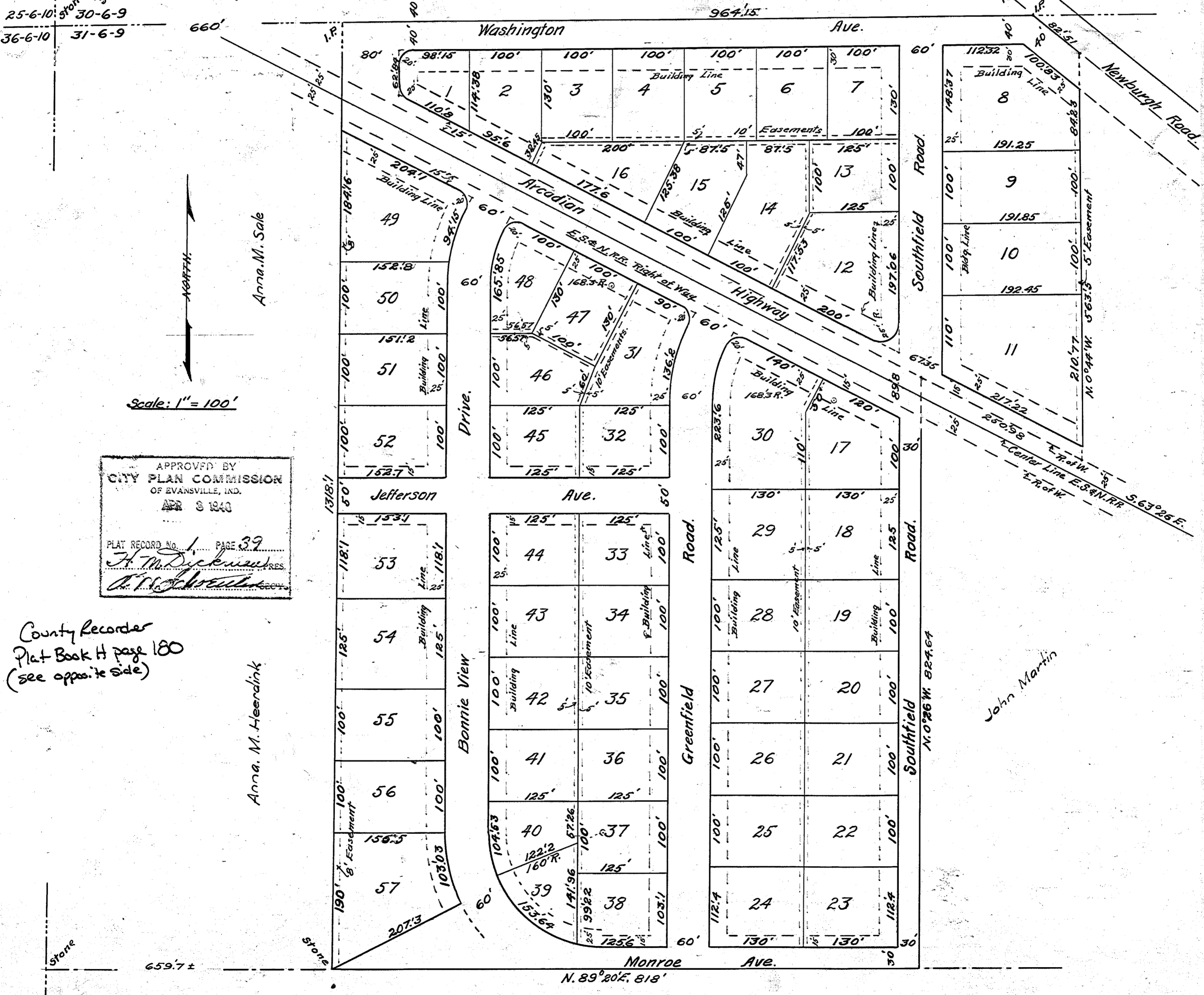
State of Indiana }
Vanderburgh Co. } S.S.

Before me a Notary Public in and for said State and County personally appeared Walter J. Stumpf, and Lillian C. Stumpf the proprietors thereof, and acknowledged the execution of this plat and attached Restrictions.

Witness my hand and notarial seal this 27th day of March 1940.
My commission Expires Jan. 13, 1943.

Walter J. Stumpf & Lillian C. Stumpf
Proprietors
Chas. May Jr.
Notary Public.

25-6-10 Stone NW Cor. NW 1/4 31-6-9
36-6-10 31-6-9



Scale: 1" = 100'

APPROVED BY
CITY PLAN COMMISSION
OF EVANSVILLE, IND.
MAY 8 1940
PLAT RECORD No. 1 PAGE 39
H. M. Dickman
J. W. ...

County Recorder
Plat Book H page 180
(see opposite side)

Anna. M. Heerdink

John Martin

WALTER J. & LILLIAN C. STUMPF

The undersigned Engineer & Surveyor hereby certifies that the above plat is a correct drawing of a survey made according to the above description.

March, 1940.

Joe T. Hill
Eng.

WATSON

Kilgobbin M. Dunn

RECEIVED FOR RECORD

1940

March 1940

Recorded in *Plate* Record No. *74*

180

Joseph A. Betz, Recorder

Warrensburg

(206 oppo. to 219)
Plot Book H box 180
County Recorder

ARCADIAN ACRES No 1

#98834 A Subdivision of a part of the Northwest Quarter of Section 31, T 6 S., R 9 W.
 Description: Commencing at an iron pin on the north line of said quarter section at a distance of 660 feet east of the N. W. corner thereof and running south 1318.11 feet to a stone, thence N. 89°20'E. 818 feet, thence N. 0° 26' W. 824.64 feet to the northeast Right of Way line of the E. S. & N. R.R., thence S. 63° 26' E. along said Right of Way 250.98 feet, thence N. 0° 26' W. 563.5 feet to the center of the Newburgh Road, thence N. 51° 28' W., along the center of said road 82.51 feet to the north line of aforesaid quarter section, thence west along said north line 964.15 to the place of beginning.

State of Indiana }
 Vanderburgh Co. } S.S.

Before me a Notary Public in and for said State and County, personally appeared Walter J. Stumpf, and Lillian C. Stumpf the proprietors thereof, and acknowledged the execution of this plat and attached Restrictions,

Walter J. Stumpf, Lillian C. Stumpf
 (Proprietors)

Witness my hand and notarial seal this 27th day of March, 1940.

My commission expires Jan. 13, 1943. (Seal)
 Approved by City Plan Commission of Evansville, Ind.
 Apr. 3, 1940. Plat Record No. 1 Page 39
 H. M. Dickman, Pres.
 A. W. Schoettlin, Sec'y.

Chas. Mayer, Jr. Notary Public
 The undersigned Engineer & Surveyor hereby certifies that the above plat is a correct drawing of a survey made according to the above description.
 March 1940. (Seal) Jcs. T. Hill, Engr.

March 27, 1940.

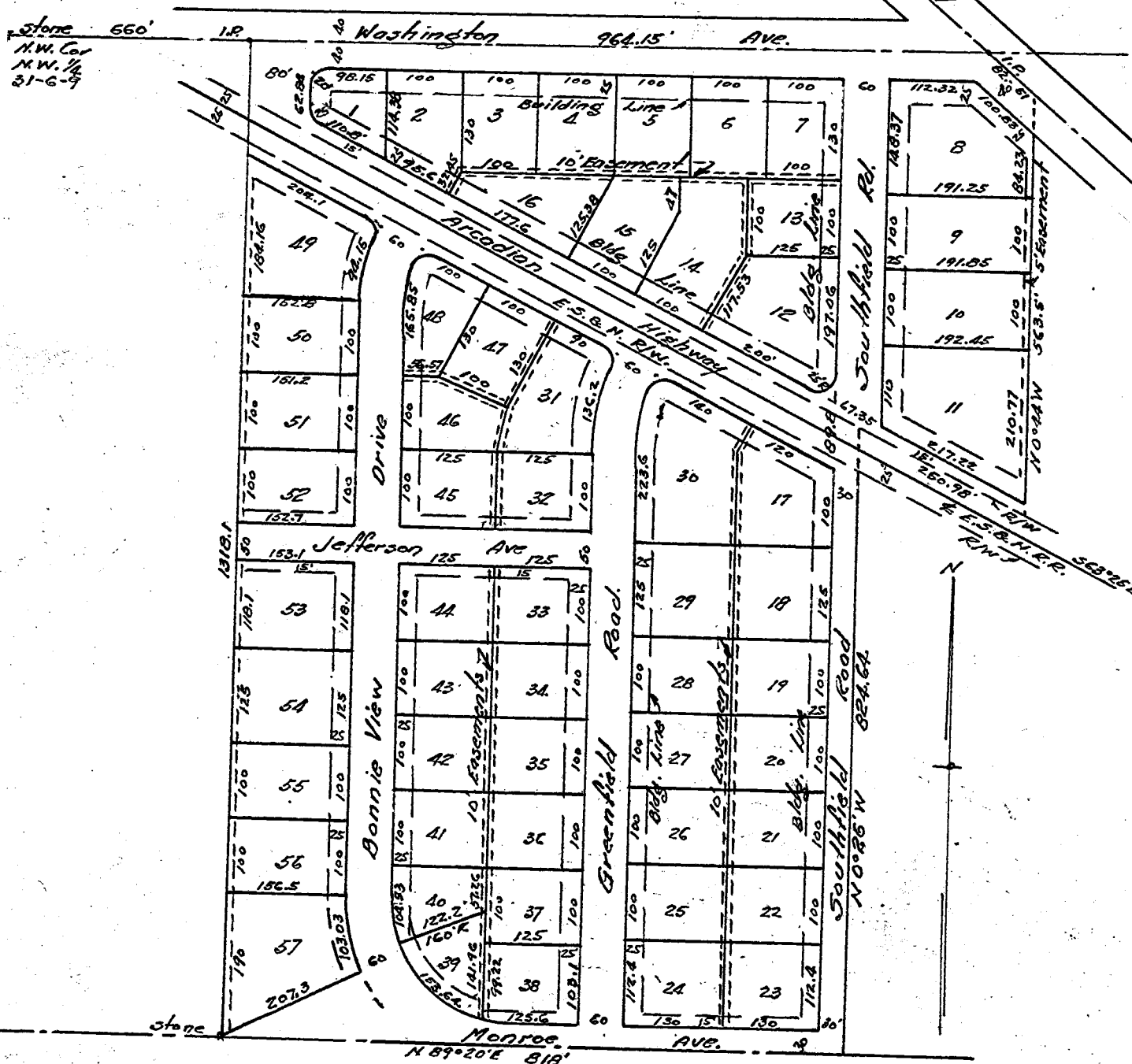
RESTRICTIONS FOR ARCADIAN ACRES NO. 1

The attached plat of Arcadian Acres is made subject to the following conditions and restrictions which shall operate as covenants running with the title to the land and all future conveyances of Real Estate situated in this plat shall be subject to these conditions and restrictions whether or not same are expressly stated in the conveyance.

1. Easements for Public Utilities' purposes are hereby created as shown on the plat.
2. No property in this plat shall be rented, leased, contracted to or conveyed to any other than those of the Caucasian race.
3. Only residential buildings, single and two family dwellings, together with out-building and appurtenances necessary to the proper use, thereof, Churches, Schools, Libraries or other public or semi-public buildings shall be erected in this sub-division.
4. Any residence including porches, whether open or closed, erected on any lot in this plat shall be within the building lines as shown on the plat and shall not be nearer than 10 feet to the side line of any lot.
5. No single family home shall be erected on any lot in this plat the cost of which exclusive of out-buildings shall be less than \$5500.00 or two family or duplex home to cost less than \$7000.00. All residences and garages shall be built of first class material on solid foundations and shall be completed before the owner or occupants shall live therein.
6. No single family home or duplex (two family apartment) may be erected on less than one full lot as sub-divided.
7. No garage or temporary dwellings shall be used as living quarters on any lot in this addition, except for those employed as domestic servants and employed by persons living on the lot. No buildings shall be constructed for kennels, stables or chicken houses when used for any commercial or business purposes. This is not to operate against the construction of first class buildings for housing family pets. Keeping of cows and hogs is strictly forbidden.

The present owners or any person who may hereafter acquire legal title to any property in this plat shall have the right to enforce the conditions and restrictions of this plat by injunction or other appropriate legal proceedings.

Walter J. Stumpf
 Lillian C. Stumpf.



Scale 1" = 200'

RECORDED.....APRIL.....4, 1940.

Joseph A. Betz RVC

For New Restrictions For Dedication see see misc. Record Need Record 572 page 40 "n" at page 505.