

# GREENACRE TERRACE

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 10 WEST

### RESTRICTIONS:

- All lots in the tract shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
- All buildings shall conform to the building line restrictions indicated on the plat below. No building shall be erected nearer than 4 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.
- No residential lot shall be resubdivided into building plots having less than 6,250 square feet of area or a width of less than 50 feet.
- 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.
- No person not of the white race shall own, rent or take possession of any lot or buildings thereon.
- No garage or temporary dwelling shall be used as living quarters in this subdivision.
- No structure shall be moved onto any lot unless it shall conform to and be in harmony with existing structures in the tract.
- No building shall be erected on any lot which does not conform to and is in harmony with existing structures in the tract. In any case no dwelling costing less than \$2,000.00 shall be permitted on any lot in the tract.
- Perpetual easements for sewers and public utilities are reserved over the rear and sides of certain lots according to the plat below.
- These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants and restrictions shall terminate.
- 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 before January 1, 1965, 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 violate any such covenants or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.
- Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

STATE OF INDIANA 99  
VANDERBURGH COUNTY

Before me, a Notary public in and for said County and State owner and subdivider, personally appeared and acknowledged the execution of this plat.

*American Company Inc*  
by *Henry B. Bligh Vice Pres.*  
(owner and subdivider)

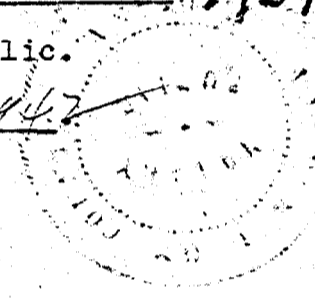


APPROVED BY  
**CITY PLAN COMMISSION**  
OF EVANSVILLE, IND.  
ON CONDITION THAT SURVEY IS CORRECT

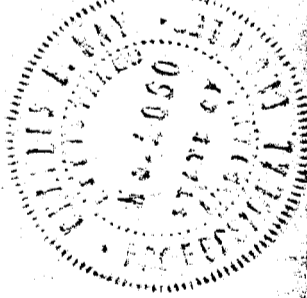
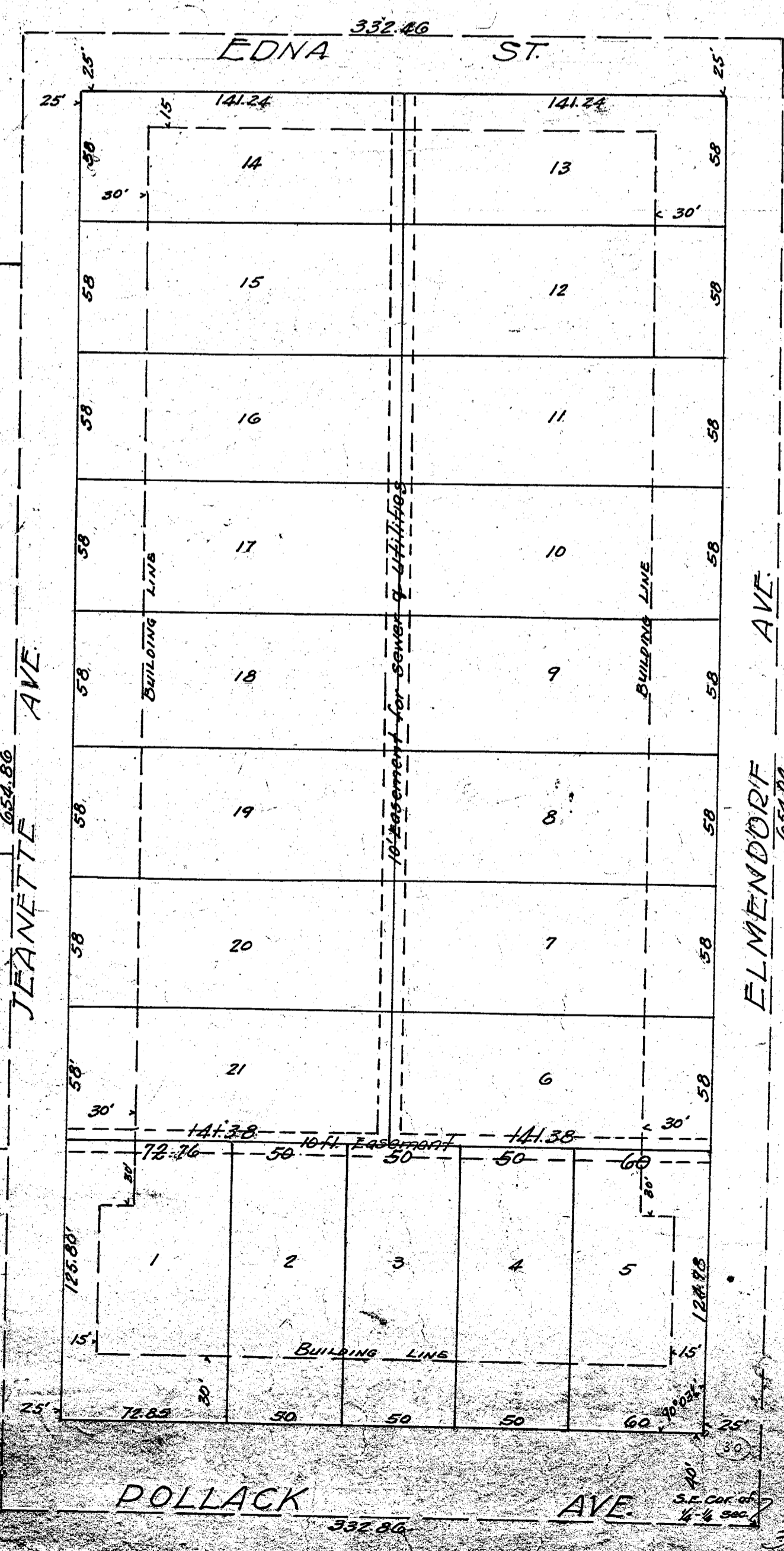
PLAT RECORD No. 1 PAGE 33

*F. M. Dickman* PRES.  
*D. J. ...* SECY

Witness my hand and seal this 4 day of October, 1939  
*Mary E. Nelson* Notary Public.  
My Commission Expires April 20 - 1942



*Gladys Hicks*



*Fred A. Heldt*  
*Alvin Raugh*  
*Bennet Duval*  
*Alfredo L. Rodriguez*

*JEANNETTE AVE.*  
*ELMENDORF AVE.*

S.E. COR. OF 1/4-1/4 SEC. 35-6-10

RECEIVED FOR RECORD

at *30*

*1940*

Recorded in *1940* Record No. *11*

Page *11*

Joseph A. Retz, Recorder  
Vanderburgh County

Plat Book H Page 175

Feb. 5, 1940

# GREENACRE TERRACE

#95735. A Subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 35, Township 6 South, Range 10 West.

**RESTRICTIONS:**

1. All lots in the tract shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
2. All buildings shall conform to the building line restrictions indicated on the plat below. No building shall be erected nearer than 4 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.
3. No residential lot shall be resubdivided into building plots having less than 6,250 square feet of area or a width of less than 50 feet.
4. 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.
5. No person not of the white race shall own, rent or take possession of any lot or buildings thereon.
6. No garage or temporary dwelling shall be used as living quarters in this subdivision.
7. No structure shall be moved onto any lot unless it shall conform to and be in harmony with existing structures in the tract.
8. No building shall be erected on any lot which does not conform to and is in harmony with existing structures in the tract. In any case no dwelling costing less than \$2,000.00 shall be permitted on any lot in the tract.
9. Perpetual easements for sewers and public utilities are reserved over the rear and sides of certain lots according to the plat below.
10. These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants and restrictions shall terminate.
11. 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 before January 1, 1965, 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 violate any such covenants or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violations.
12. Invalidity of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

STATE OF INDIANA      SS  
VANDERBURGH COUNTY

Before me, a Notary public in and for said County and State \_\_\_\_\_ Owner and subdivider, personally appeared and acknowledged the execution of this plat.

(Corp. Seal)

American Company, Inc.  
By Henry B. Walker, Vice Pres.  
By. (owner and subdivider)

Witness my hand and seal this 4 day of October, 1939.

(Seal)      Mary E. Nelson, Notary Public  
My commission expires April 20, 1942.

Approved by City Plan Commission of Evansville, Ind. on condition that survey is correct Plat Record No. 1 Page 33

E. M. Dickman, Pres.  
A. W. Schettlin, Sec'y.

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

RECORDED.....FEBRUARY .....5, 1940.

*Joseph A. Betz R. V.*

