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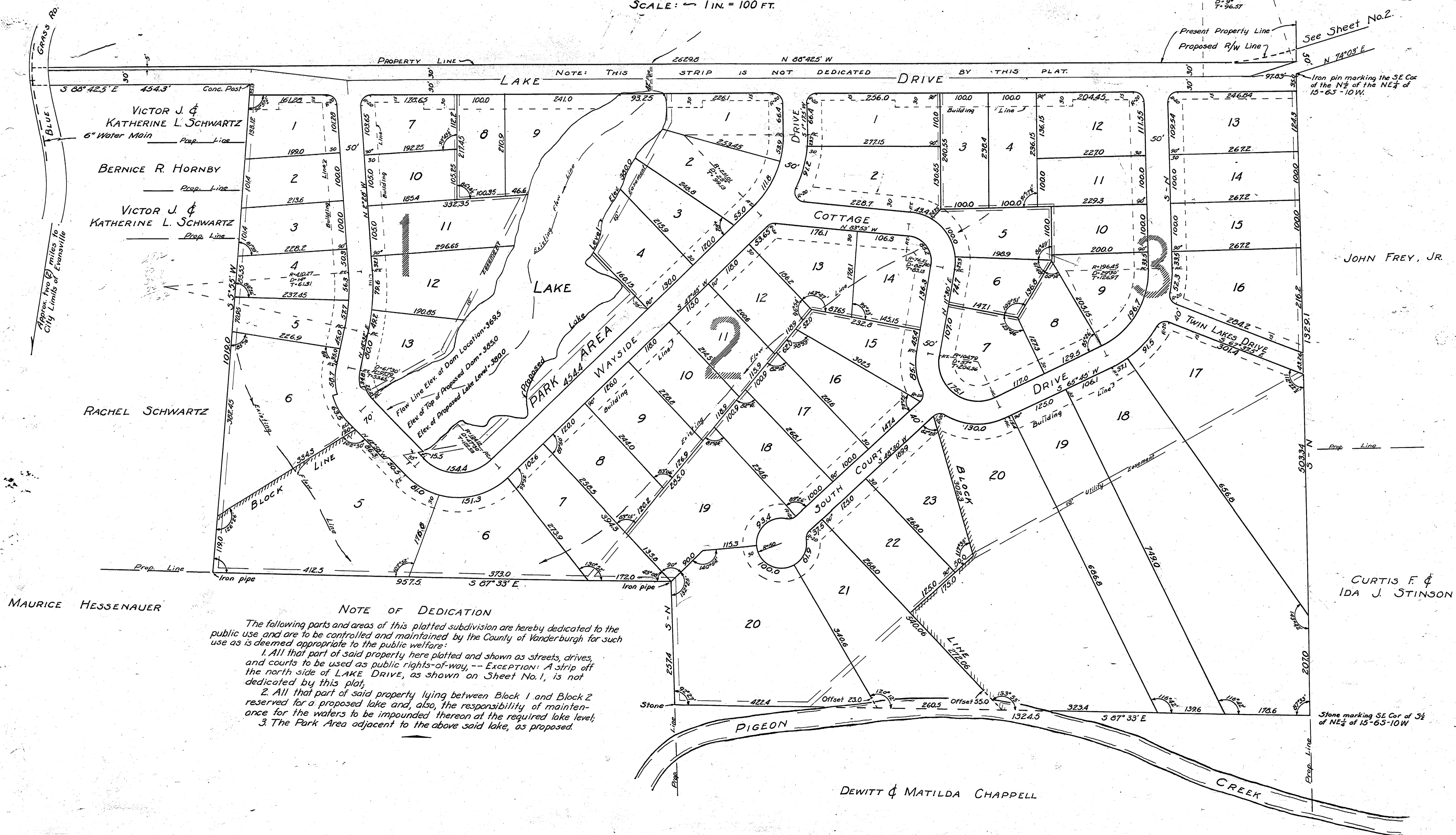
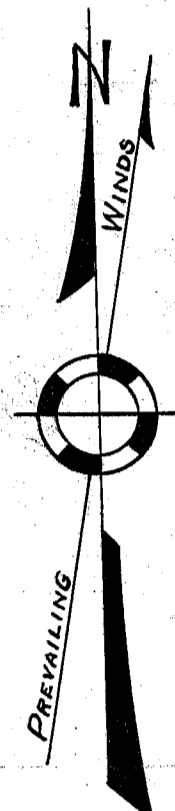
A PLAT OF LAKEWOOD HILLS

A SUBDIVISION IN VANDERBURGH CO., INDIANA

SHEET 1 OF 2.

FRANK J. & MILDRED M. KRUG

SCALE: 1 IN. = 100 FT.



NOTE OF DEDICATION

The following parts and areas of this platted subdivision are hereby dedicated to the public use and are to be controlled and maintained by the County of Vanderburgh for such use as is deemed appropriate to the public welfare:

1. All that part of said property here platted and shown as streets, drives, and courts to be used as public rights-of-way -- Exception: A strip off the north side of LAKE DRIVE, as shown on Sheet No. 1, is not dedicated by this plat.
2. All that part of said property lying between Block 1 and Block 2 reserved for a proposed lake and, also, the responsibility of maintenance for the waters to be impounded thereon at the required lake level.
3. The Park Area adjacent to the above said lake, as proposed.

LAKEWOOD HILLS

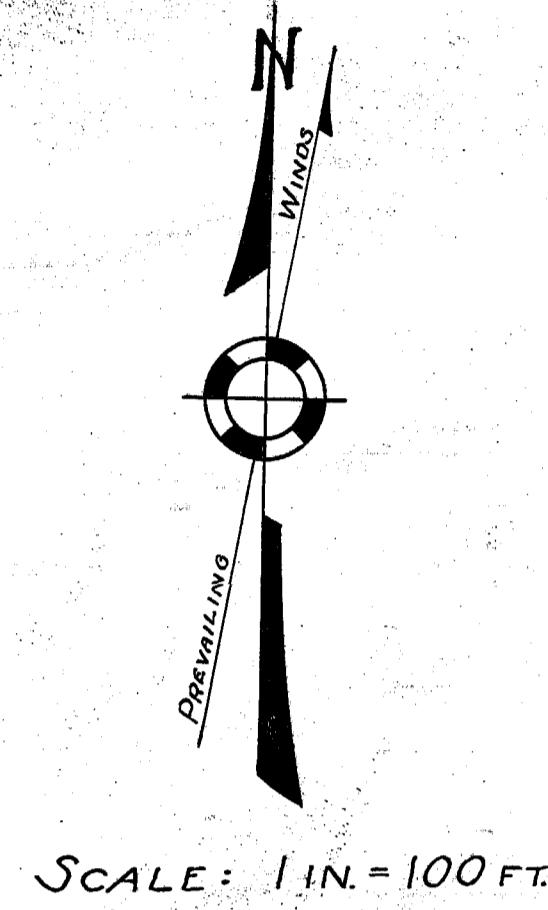
SHEET 2 OF 2.

EDWARD J. & WILMA J. SMALL

FRANK J. & MILDRED M. KRUG

JOHN FREY, JR.

CURTIS F. & IDA J. STINSON



RESTRICTIONS FOR LAKEWOOD HILLS

This plat of LAKEWOOD HILLS 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 stated in the conveyance:

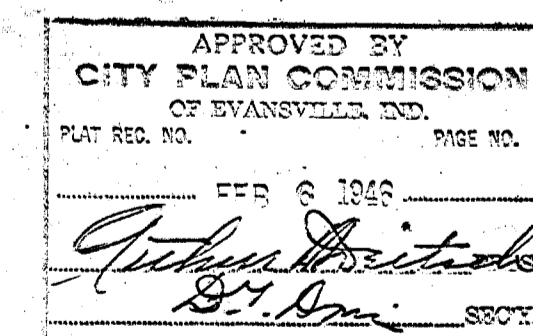
1. Easements, ten (10) feet in width, for installation and maintenance of utilities are hereby created as shown on this plat.
2. No persons of any race other than the Caucasian race shall use, occupy, or own any building or any lot in this subdivision, except that this shall not prevent occupancy by domestic servants of a different race domiciled with any owner or tenant.
3. All lots in this subdivision shall be used for residential purposes only, and no commercial business shall be conducted or operated on any of said lots in this subdivision. Neither shall any noxious nor offensive trade nor activity be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. Keeping of swine is strictly forbidden.
4. Any residence or other building structure erected or placed on any lot shall be within the building lines as shown on this plat and shall not be nearer than ten (10) feet to the side line of any lot.
5. No trailer, basement, tent, shack, garage, barn or other outbuilding erected or placed in this subdivision shall at any time be used as a residence, neither temporarily nor permanently, nor shall any structure of a temporary character be used as a residence.
6. No residence may be erected or placed on less than one full lot as subdivided.
7. No residential dwelling costing less than sixty-five hundred dollars (\$6500) shall be erected or placed on any lot in the group shown as Block 1. No residential dwelling costing less than fifty-seven hundred and fifty dollars (\$5750) shall be erected or placed on any lot in the groups shown as Blocks 2, 3, 4, and 5.
8. These restrictions are to run with the land and shall be binding on all 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 (10) years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
9. The conditions and restrictions herein set forth and specified may be enforced by injunction or other appropriate legal proceedings which may be instituted by the grantor, or its successors or assigns; any other owner or owners of a lot within this plat may so enforce these restrictions as to the use of any other of the lots platted in this subdivision, which use may be in violation or attempted violation of these covenants and restrictions, or any one hereof.
10. Invalidity of any one of these covenants by judgement, judicial decree, or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

STATE OF INDIANA } ss.
VANDERBURGH CO.

Before me, the undersigned, in and for the said County and State, personally appeared Curtis F. Stinson and Ida J. Stinson, the proprietors thereof, and acknowledged the execution of these restrictions and of this plat of LAKEWOOD HILLS to be their voluntary act and deed.

Curtis F. Stinson
Ida J. Stinson

Witness my hand and notarial seal this 21 day of January, 1946.
Carl E. Stoker Notary Public.
My commission expires Jan. 7, 1950. Seal.



I, Maurice E. Neligh, hereby certify that this plat of LAKEWOOD HILLS, a subdivision, is a true representation of a survey made thereof.

Maurice E. Neligh
Civil Engineer

January 21, 1946.

Seal

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