

#39387

PLAT OF LITTLE FARMS

LAID OUT ON PART OF THE NORTH HALF OF THE S. E. QUARTER OF SECTION 16, T. 6S., R. 10W.

Description: Commencing at a point 518 feet east of the N. W. corner of said Quarter Section and running thence south 1335.'16 feet to the center of Keek Ave.; thence east 2109'.45 feet to the east line of said Quarter Section; thence north 1332.5 feet to the N. E. corner of the above Quarter Section; thence west 2090'.8 feet to the point of beginning.

Names and widths of streets, the numbers and dimensions of the lots, widths of easements, and the building lines are as shown on this plat.

State of Indiana)
Vanderburgh County) S.S.

Before me the undersigned, a Notary Public in and for said County and State personally appeared L. A. Lundquist as Trust Officer Old National Bank in Evansville, Trustee for the Estate of G. A. Trimble, deceased, the owner thereof and acknowledged the execution of this plat.

L.A. Lundquist, as Trust Officer Old National Bank in Evansville, Trustee Estate of G. A. Trimble, deceased

Witness my hand and notarial seal this 10th day of June 1936. Alma L. Ehrhardt
My commission expires 2-13-37 (Seal)

NOTE: This Plat is subject to certain Restrictions which are stated on separate sheet accompanying and forming a part of this Plat.

Approved by CITY PLAN COMMISSION of Evansville, Ind. Jun 29, 1936.
H. M. Dickman, Pres. H. E. Hulseman, Sec'y.

Jos. T. Hill, Engr.
Feb. 1936
(Seal)

RESTRICTIONS FOR LITTLE FARMS:

Said real estate is sold and shall be subject to the following limitations, conditions and restrictions.

- 1. No residence shall be placed nearer to the front and rear and side lines of this lot than as shown in said recorded plat and all easement rights thereon shown shall be binding upon the grantee, his heirs and assigns.
2. No out-buildings shall be placed nearer than 100 feet from the front line or rear line of this lot nor shall they be placed nearer than 4 feet from the side lines of said lot excepting that in corner lots the distance shall be 10 feet from the side lines, and garages which are integral with the residence, shall be considered hereunder as a part of the residence.
3. No residence erected on this lot in this addition shall cost less than \$1800.00 exclusive of a garage integral therewith, or contain less than 720 square feet in outside measurement exclusive of open porches.
4. The real estate herein conveyed shall always be kept clean and used only for residential and gardening purposes, and no hogs or cows shall be permitted upon this lot and no old or used material or rubberoid shacks shall be erected thereon. Neither shall any intoxicating liquors be sold on any lot in said subdivision but lot 6 in block 1 may be used for commercial business.
5. The real estate herein conveyed shall never be sold leased or rented to any Negro, Negroes, or Asiatics.
6. The conditions and restrictions herein specified shall be binding upon the grantees and also their lessees, heirs, successors and assigns and shall operate in favor of the grantor and also its successors as assigns.
7. The conditions and restrictions herein specified may be enforced by injunction or other appropriate legal proceeding which may be instituted by the grantors or their successors or assigns: and they may likewise be enforced by anyone or more of the owners of other platted lots in this subdivision.

STATE OF INDIANA)
VANDERBURGH COUNTY) S.S.

Before me the undersigned, a Notary Public in and for said County and State personally appeared L. A. Lundquist as Trust Officer of Old National Bank in Evansville Trustee Estate of G. A. Trimble, deceased the owner thereof and acknowledged the execution of this plat.

L. A. Lundquist, as Trust Officer of Old National Bank, Trustee Estate of G. A. Trimble, deceased.

WITNESS my hand and notarial seal this 10th day of June 1936. Alma L. Ehrhardt.
My commission expires 2-13-37 (Seal)

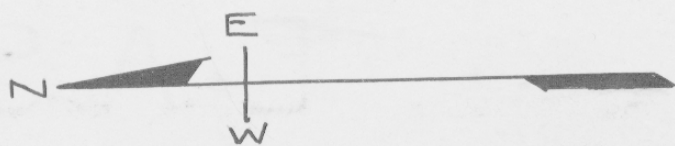
Approved by CITY PLAN COMMISSION OF EVANSVILLE, IND. June 29, 1936.
H. M. Dickman H. E. Hulseman, Sec.

(FOR DRAWING OF PLAT SEE NEXT PAGE)

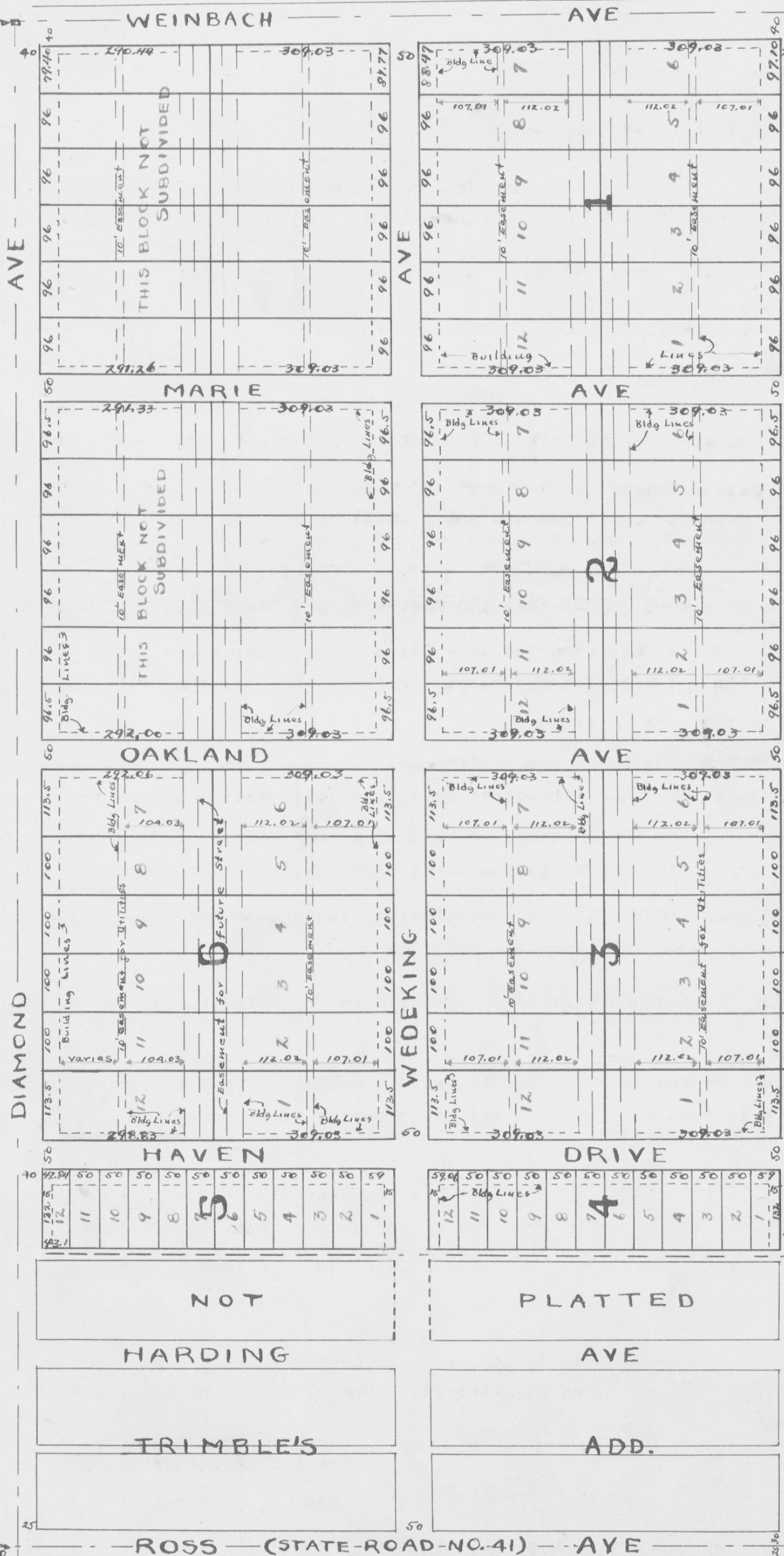
RECORDED.....JUNE.....30, 1936.

* Leo C. Lutzgerich R.V.C.

PLAT OF LITTLE FARMS



Stone NE cor SE 1/4 Sec 16-6-10



Scale 1 inch = 200 ft.