

REPLAT OF OAKHURST PLACE

#89048 A REPLAT OF Lots 12 to 22 both inclusive in Block 2
 Lots 13 to 23 " " " " 3
 Lots 1 to 9 " " " " 4
 Lots 1 to 16 " " " " 5
 Lots 1 to 18 " " " " 6
 Lots 1 to 9 " " " " 7 OF OAKHURST PLACE

Also that part of Block 8 described as :- Commencing at the Southwest corner of said Block 8, said point being the corner of the Cynthiana Road and Ruby Avenue; thence Northwesterly along the Cynthiana Road 50 feet; thence North 75 degrees East 389.7 feet; thence Southwardly parallel with the Cynthiana Road 226 feet to Ruby Avenue; thence North 78 degrees West along Ruby Avenue to the place of beginning. Also, commencing at the Southeast corner of said Block; running thence West along the South line of said Block 152 feet, more or less, to the Southeast corner of a tract conveyed by Wilhelmina Booksteger et. al. to Charlton B. Green by deed recorded in Deed Record 137, page 84; running thence North 18 degrees West 712 feet to the Northeast corner of a tract conveyed by Wilhelmina Booksteger et. al. to Fred Schroeder, Sr. by deed recorded in Deed Record 132, page 121; thence North 75 degrees East 170 feet to an iron pin in the West line of Charlotte Street; thence South along the West line of Charlotte Street 137 feet to an iron pin; thence South 28 degrees 34 minutes East along the West line of Charlotte Street 146.2 feet to an iron pin; thence East 124.5 feet to the East line of said Block; thence South 450 feet to the place of beginning, and all lying in Vanderburgh County, Indiana,

All in OAKHURST PLACE, a plat heretofore recorded in Plat Record "P", pages 126 and 127 of the Plat Records of Vanderburgh County, Indiana.

RESTRICTIONS

1. No building shall be erected on any lot in any of the above described blocks except for residence dwelling purposes; PROVIDED, HOWEVER, that there may be erected in connection with said residence dwellings, either separately or joint thereto, buildings which will be suitable for garage purposes.
2. No part of the above described property shall be used for commercial purposes and no owner or holder of any part of said above described property shall be entitled to use the same for the purpose of engaging in the raising of any livestock for profit.
3. No part of the above described property shall ever be sold to, owned by, held or possessed by any negro; PROVIDED, HOWEVER, that this shall not apply to any negro who may be engaged in household service in the home of any person owning property in this replatted addition.
4. No residence dwelling, on any part of the above described property, shall consist of less than four (4) rooms, excluding bathrooms and facilities of like nature, and must be heated by furnace or city heat.
5. The roofs of all dwellings shall be of shingless either of composition, slate or asphalt shingles.
6. No garage, temporary dwelling, or structure of like nature, shall be used as living quarters on any lot in this replatted addition.
7. No dwelling or other building used in conjunction therewith for garage or similar purposes shall be erected on any lot in this said replatted addition, nearer the front line thereof, than the established building line contained on and made a part of said replatted addition, except that any unenclosed portion or veranda may extend beyond this line. On all corner lots, both front and side building lines, as set out on the plat, must be observed. No garage or other building of similar character shall be erected nearer the rear line of any lot in said replatted addition than four (4) feet and a strip of that width must be allowed on the rear of each lot as an easement for public utility extension, PROVIDED HOWEVER, that this latter clause does not apply to lots with an alley shown in the rear.
8. No dwelling or other buildings shall be moved onto this property.
9. These restrictions shall run with the land and shall be binding upon all future purchasers of any of said lots.

STATE OF INDIANA S.S.
 VANDERBURGH COUNTY

Before me, a notary public in and for said county and state, personally appeared Adolph C. Froelich, as trustee for Adolph C. Froelich, Bertha F. Detroy, Clarence J. Folz, Helen Folz, and Lewis A. Parker, proprietors of above described parcels of land, and acknowledged the execution of this plat.

Adolph C. Froelich, as trustee for
 Adolph C. Froelich
 Bertha F. Detroy
 Clarence J. Folz
 Helen Folz
 Lewis A. Parker, Proprietors

Witness my hand and notarial seal, this 29th day of May 1939.

Orrison W. Kattmann, Notary Public.
 My commission expires March 18, 1943. (Seal)
 Approved By City Plan Commission of Evansville, Ind. on condition that survey is correct
 June 7, 1939, Plat Record No. 1 Page 25 A. W. Harbig, Vice Pres. A. W. Schoettlin, Sec'y
 William L. Hitch, Professional Engineer Registered No 166, State of Indiana (Seal)
 RECORDED.....SEPTEMBER.....14, 1939.

Scale 1" = 200'

For Agreement and stipulation covering same in Plat of the City of Evansville, Ind. See Deed Record 273 Page 62.

Joseph A. Betz R. V. C.

