

14400

July 13th 1928
Plat 41

SCALE 1"=60'

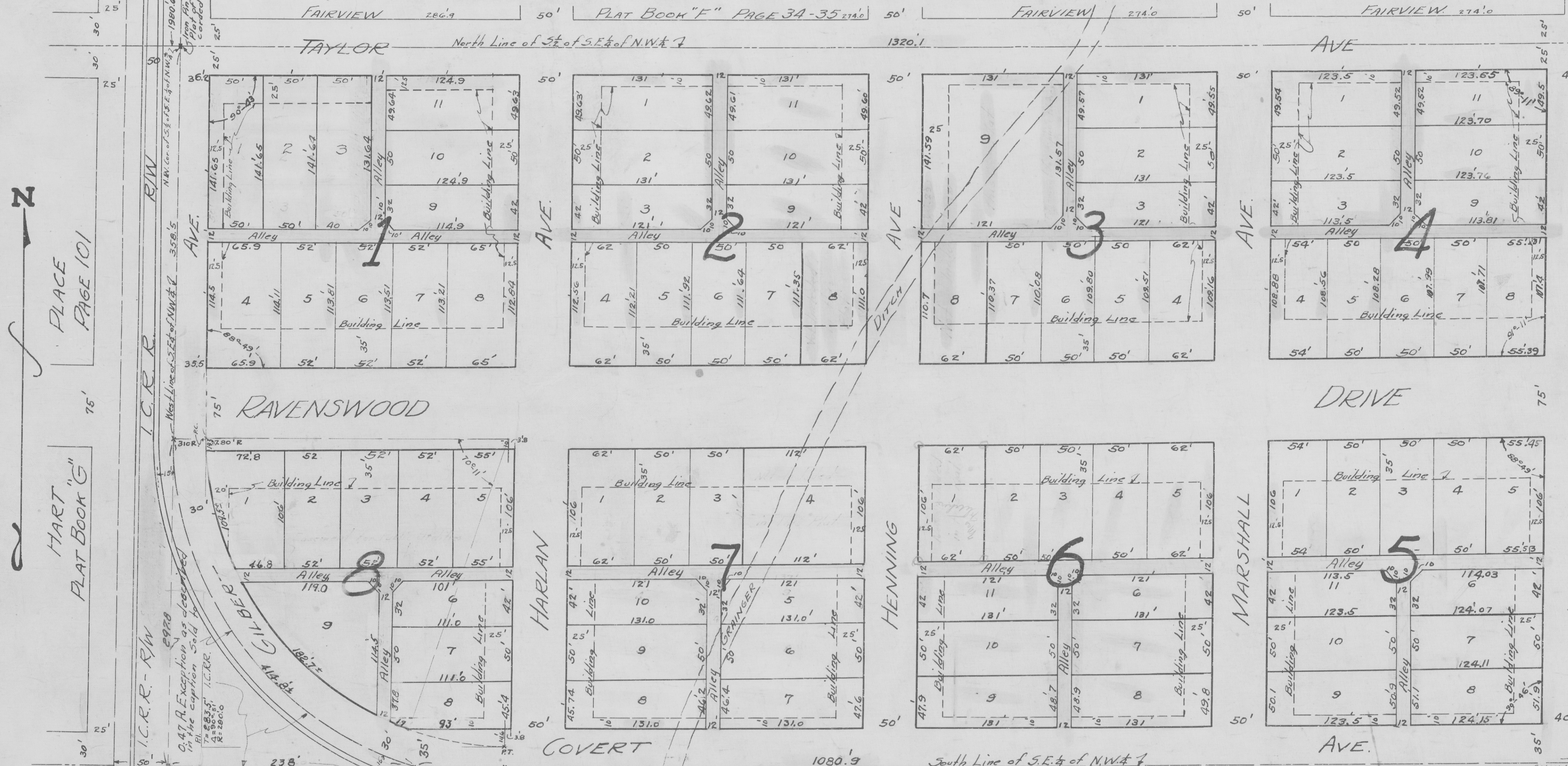
OXFORD PLACE AN ADDITION TO

Mar 31, 1928

THE CITY OF EVANSVILLE-VANDERBURGH COUNTY-INDIANA

As laid out on all of the South half of the Southeast Quarter of the Northwest Quarter of Section 33-Township 6-South-Range 10 West, Containing 20 Acres more or less and recorded in Deed Book 157-Page 373- Public Records of Vanderburgh County-Indiana, with the following exception sold to the I.C.R.R. on Deed Recorded in Deed Book 132-Page 64- and described as follows:- Beginning at the Southwest Corner of the above described land and extending thence North along the West Line 320.33 Ft; Thence Southeastwardly parallel to and 15 Ft distant from the center line of the track connecting the I.C.R.R. and the E.&O.V.R.R. 416.8 Ft to the South Line of said Land; Thence West along said South Line 228.1 Ft to Point of Beginning-Containing 0.47 Acres More or Less.

Dimensions of Lots, numbers of Lots and Blocks, Widths of Streets and Easements for Public Utilities are as shown on this Plat.



ZONE ORDINANCE CLASSIFICATION
 All lots in this Subdivision are at present classified under the Zone ordinance in
 "A" Residence Use District
 "A" Height and Area District

RESTRICTIONS ON LOTS IN OXFORD PLACE

- 1-No negroes or Asiatics shall own or occupy any lands within this Plat.
- 2-No manufacturing institution or Public Garage shall be operated within the territory covered by this plat. No Commercial enterprises shall be carried on therein except on Lot Nine (9) Block Eight (8) of said Subdivision.
- 3-No house shall be moved onto any lots in this addition.
- 4-All buildings shall be built entirely within the building lines shown on this Plat, except that an open porch as defined in the Evansville Zone Ordinance may extend not more than ten (10) feet beyond the front building line of any lot; furthermore, no dwelling shall be built nearer than five (5) feet to the property line on one side of lot nor nearer than nine (9) feet on the other side.
- 5-No residence shall be constructed in this addition of less than four (4) rooms and both or at a cost of less than that specified below:-
 (a)-\$5000⁰⁰ on each lot facing Ravenswood Drive between Gilbert Ave. and Henning Avenue.
 (b)-\$4000⁰⁰ on each lot as follows:-
 Facing Ravenswood Drive between Henning Ave and Lodge Ave.
 Facing Gilbert Ave., Harlan Ave. or Taylor Ave.
 Facing Henning Ave. and located in Block Two.
 (c)-\$3200⁰⁰ on each lot as follows:-
 Facing Henning Ave. and located in Block Six or Block Seven.
 Facing Marshall Ave. or Lodge Avenue.

6-There shall be at least forty-eight hundred (4800) square feet of lot surface to each residence constructed and no residence shall be built on the rear end of any lot.

7-In order to assure wholesome and congenial surroundings to persons dwelling in this addition, it is hereby required that all lots shall be kept free of rubbish, weeds and unwholesome growth or substances.

8-No structure other than a residence as described in Number Five (5) of these restrictions shall be used temporarily or permanently for residential purposes.

9-The foregoing limitations and restrictions shall operate in favor of each and all persons who shall, from time to time, respectively be the owner or owners of any lot or parcels of land in the Oxford Place subdivision and may be enforced by one or more of such owners by injunction or other proper proceedings in the event of a violation or attempted violation of any such limitations or restrictions or any part of them by any person.

State of Indiana }
 County of Vanderburgh } ss.
 Before me, the undersigned, a Notary Public in and for the said County and State this 11th Day of July A.D. 1928 personally appeared Percy L. Anderson and acknowledged the execution of this plat.

Witness my hand and official seal this day and month last aforesaid.

Notary Public

Examined and approved this 11th day of July A.D. 1928 by Board of Public Works of the City of Evansville.

Board of Public Works.

I hereby certify that this Plat is a true and correct representation of the land surveyed and subdivided and described in the Caption hereof.

Certificate Number 165

APPROVED BY
 CITY PLAN COMMISSIONER
 JUL 10 1928
 Adrian Fellows, Commissioner
 City of Evansville, Ind.

Stone Man
 Referred to
 in Plat of
 Woodhaven
 Recorded as
 Noted

SE cor. of N.W. 1/4

4320