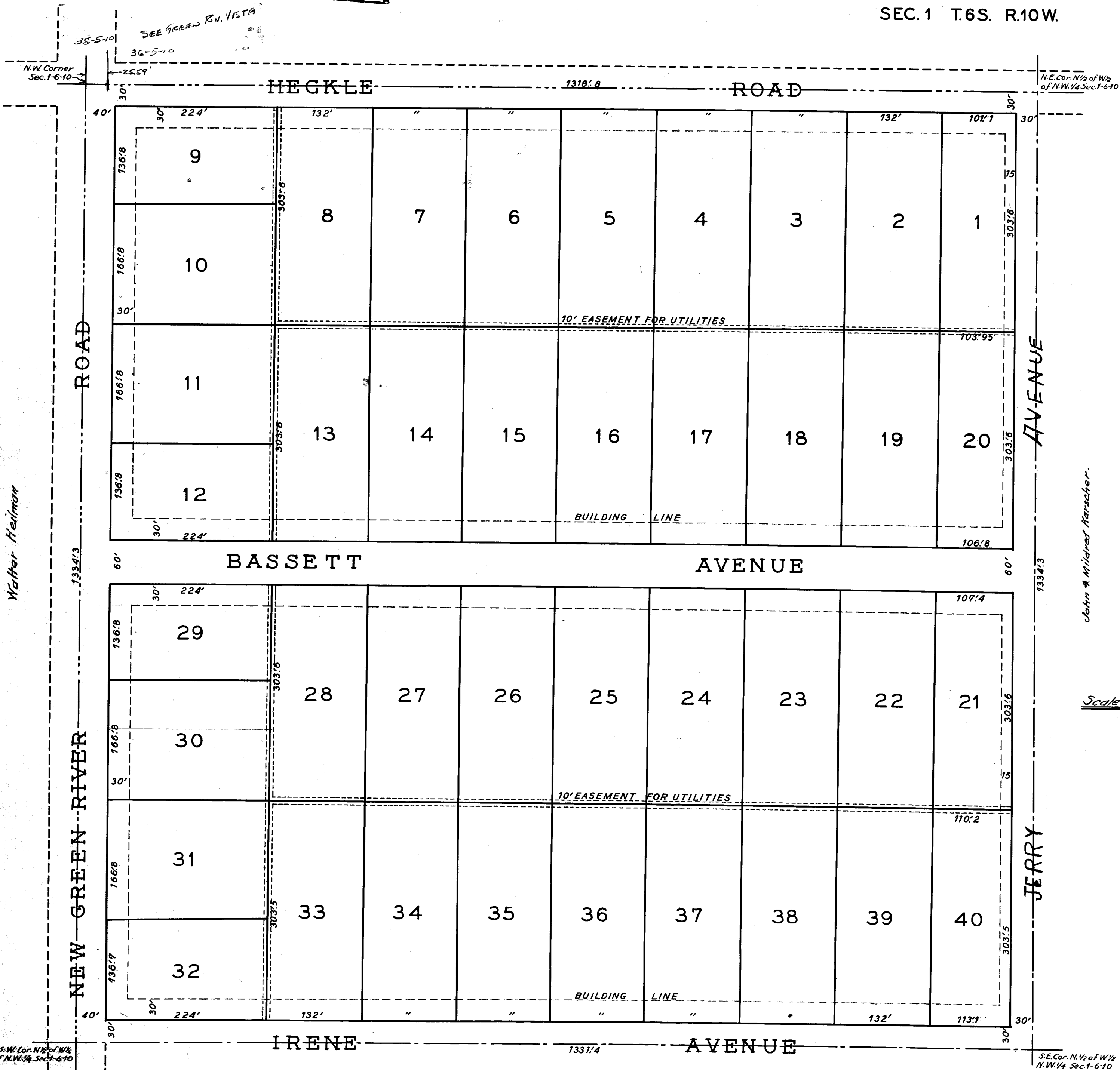


APPROVED BY  
CITY PLAN COMMISSION  
OF EVANSVILLE, IND.  
APR 18 1940

PLAT RECORD No. 1 PAGE 40  
J. D. Heilman PRES.  
W. H. ... SECY.

# PLAINVIEW ACRES

A SUBDIVISION OF THE N.1/2 OF THE W.1/2 OF THE N.W.1/4,  
SEC.1 T.6S. R.10W.



**CONDITIONS, RESTRICTIONS & RESERVATIONS**

This plat of Plainview Acres 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 situate in the plat shall be subject to these conditions and restrictions, whether or not the same be expressly stated in such conveyance.

1. An easement for public utility purposes is hereby created for that specific purpose, as the same is shown on the plat.
2. An easement for public roadways is hereby created for that specific purpose as the same is shown on the plat.
3. None of this property shall be rented, leased, contracted to or conveyed to any negro or persons of African descent, nor shall any negro or persons of African descent ever be permitted to occupy any real estate except as the domestic servant of the owner or occupant of such property.
4. No buildings or trailers shall be moved onto any lot created out of this real estate but any improvements placed thereon shall be new structures built or erected thereon.
5. Only residential buildings, together with outbuildings and appurtenances necessary to the proper use thereof, shall be erected on any of said real estate excepted as is hereinafter specifically set out in paragraph 13.
6. No more than one single or double residence shall be erected on any one lot created out of this real estate except that in the event more than one single or double residence is erected on any one lot each and every single or double residence shall have a frontage of not less than 66 feet, and in the event of more than one detached residence being on any lot on this real estate, then in that event, there must be at least 10 feet between all or any buildings therein erected.
7. No residences including closed porches shall be erected within 30 feet of the front lot line of said lots. Provided, however, that in the event any residences are erected on lots 1, 20, 21 and 40 facing Jerry Avenue they shall not be erected within 30 feet of the side lot lines of the aforesaid lots. And all residences erected on any and all lots of this real estate shall not be erected within 10 feet of the side lot lines or within 5 feet of the rear lot lines of any lot created out of said real estate, and no garage, attached or detached, shall be built within 10 feet of the side lot line. Partition fences, if any, shall not be erected within 30 feet of the front property line of said lot, and if erected, must be of shrubbery and shall not exceed 5 feet in height. No rear fence shall be erected on the space covered by the public service easement which is hereinabove granted over said premises, and no rear fence shall be less than 5 feet from the back line of any lot or lots, and shall not exceed 6 feet in height.
8. No garage or outbuildings, unless attached to or made a part of the residence building, shall be erected within 50 feet of the side lot line or within 60 feet of the front line or within 5 feet of the rear lot line of any corner lot created out of said real estate.
9. No lot created out of said real estate shall be used for mercantile or business purposes of any kind except as hereinafter set out.
10. No single residential building exclusive of outbuildings shall be erected in Plainview Acres, the cost of which shall be less than \$1500.00. No double residential building exclusive of outbuildings shall be erected on any lot or lots in Plainview Acres, the cost of which is less than \$3,000.00.
11. All lots created out of this real estate shall be of the type designated as "A" residence, height and area districts as such districts are defined by the zoning ordinance of the City of Evansville, in effect at this date.
12. Nothing of an obnoxious or offensive nature shall be carried on upon any lot nor shall anything be done thereon which is or may become annoying or a nuisance to the neighbors.
13. Anything herein to the contrary notwithstanding, it is expressly understood and agreed that lots number 9, 12, and 32 may be used to conduct and maintain retail mercantile businesses, provided that no intoxicating liquors shall be sold thereon, and that the building housing said mercantile business shall cost \$3,000.00. If any part thereof is used as a residence, said part so used must be located on the second floor of the building.
14. The present owners, or any other person who may hereinafter acquire legal title to any part of said real estate, shall have the right to enforce said conditions and restrictions by injunction or other appropriate legal proceedings.

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS: *Archie Bassett*

Before me, Ole J. Olsen, Deputy Prosecuting Attorney of the First Judicial Circuit, State of Indiana, personally appeared Archie Bassett, unmarried, owner of the above real estate, and acknowledged the execution of this plat.

*Archie Bassett*

Witness my hand and Official Seal this 9th day of April, 1940.

My commission expires: December 31, 1941  
Deputy Prosecuting Attorney, First Judicial Circuit, State of Indiana

Scale: 1 inch = 100 Feet

THE UNDERSIGNED CIVIL ENGINEER AND SURVEYOR  
HEREBY CERTIFIES THAT THE ABOVE PLAT IS A  
CORRECT DRAWING OF A SURVEY MADE ACCORDING  
TO THE ABOVE DESCRIPTION.

*J. D. Heilman*  
CIVIL ENGINEER

RECEIVED FOR RECORD  
at *11 10*  
Recorded in *1849*  
Plat Record No. *74*  
Page *184*  
Joseph A. Betz, Recorder  
Vanderburgh County