

#19679 ✓

RIVERSIDE PLACE

An Addition to the City of Evansville -  
Being Part of the S.E.Q. of Sec.32-6-10.

Description:

Beginning at a point being 654' east of the S.W. Cor. of the N.W.Q. of the S.E.Q. of 32-6-10, thence east 791.9', thence north 607' to the center of Riverside Ave., thence north westerly along Center of said Avenue 798', thence south 698' to place of beginning.

RIVERSIDE PLACE

This plat is made subject to the following restrictions:

1. No negroes or Asiatics shall own or occupy any lands within this plat.
2. No house shall be moved onto a lot or lots in this addition.
3. No dwelling shall be built nearer than four (4) feet to the line of the adjacent lot.
4. No residence shall be constructed in this addition of less than four (4) rooms and bath, or at a cost of less than \$4,000 on Riverside Avenue or less than \$3,000 on other streets.
5. No structure other than a residence as described in the preceding restriction, shall be used either temporarily or permanently for residential purposes.
6. The foregoing limitations and restrictions shall operate in favor of each and all persons who shall, from time to time, be the owner or owners of any lot or parcel of land in Riverside Place 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.
7. These restrictions shall be in full force and effect for a period of twenty-five (25) years from the date of record of this addition, and shall be automatically renewed for periods of fifteen (15) years each thereafter, unless a majority of the owners in this addition file a revised set of restrictions within ninety (90) days of any renewal date.

Geo. F. Wallenmeyer, Trustee  
Henry B. Walker  
William A. Hopkins

State of Indiana, )  
Vanderburgh County ) s.s.

Before me, the undersigned, a notary public in and for said county and state, personally appeared George F. Wallenmeyer, William A. Hopkins and Henry B. Walker, Owners of the above described Tract, and acknowledged the execution of this plat.

Witness my hand and notarial seal this 26th day of November, 1925.  
My commission expires June 5th, 1926.

*Seal*

Emma L. Jensen, Notary Public.

Approved  
Dec. 2, 1925  
Board of Public Works,  
Evansville, Ind.  
C. P. Beard  
H. Herndon  
G. A. Beard

APPROVED BY  
CITY PLAN COMMISSION  
Nov. 24, 1925  
W. A. Carson, Pres.  
H. M. Dickman, Sec'y.

(SEAL) August Pfafflin,  
REGISTERED  
No. 69,  
State of Indiana,  
Professional Engineer.

RECORDED.....MARCH.....3, 1926.

(FOR PLAT SEE PAGE 269)

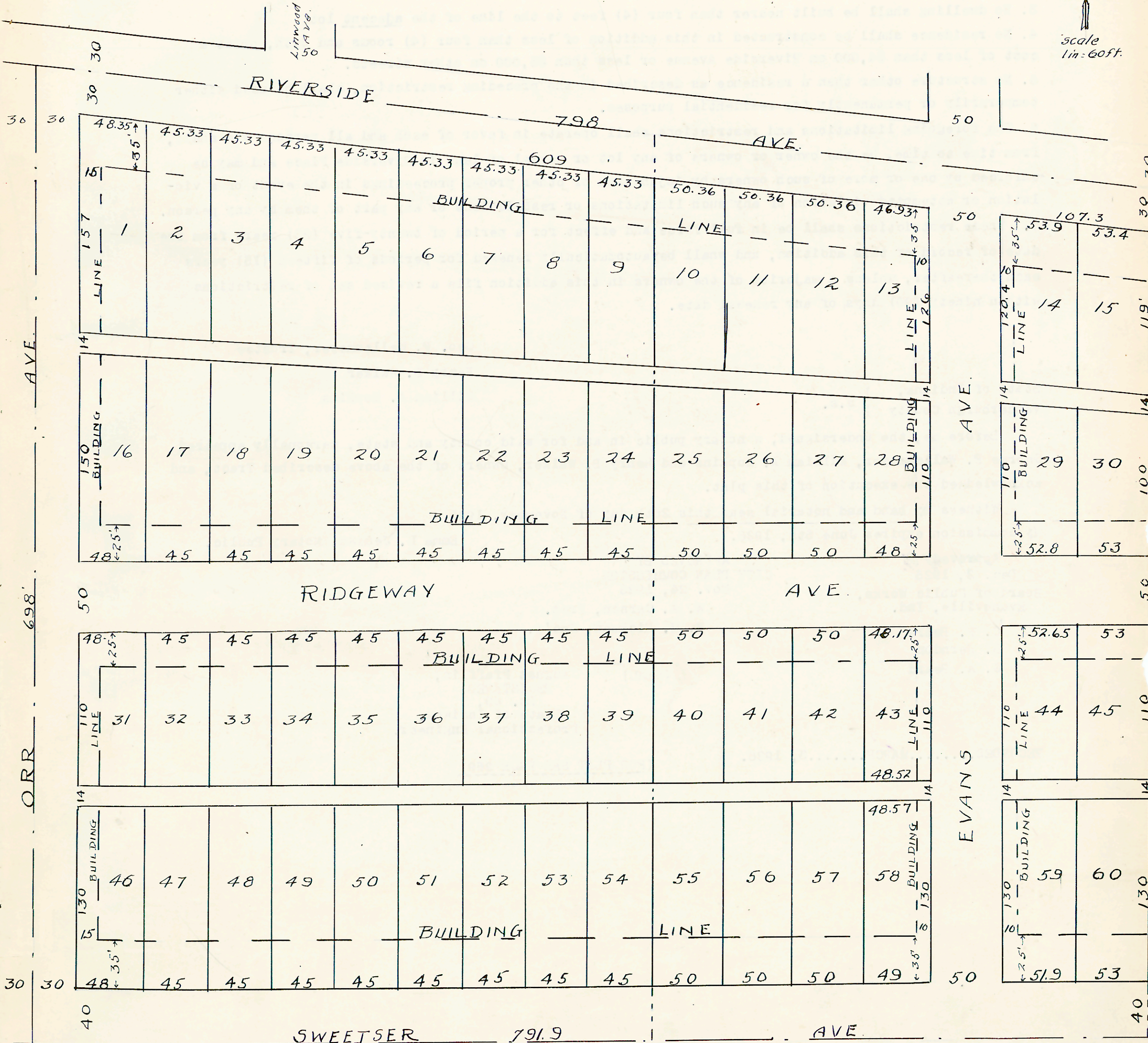
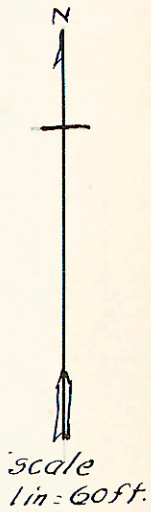
*Henry Barker R.V.C.*  
*Opal Shiner D.R.V.C.*



# RIVERSIDE PLACE

G-269

(FOR DESCRIPTION AND RESTRICTIONS SEE PAGE 270)



654' ft to S.W. cor.  
N.W. 1/4, S.E. 1/4  
32-6-10

August Pfafflin, C.E.

All Lots in this Addition are in:  
"A" Residence District.  
"A" Height & Area District.

Scale: 1" = 60'.