

STERLING DOWNS

WASHINGTON

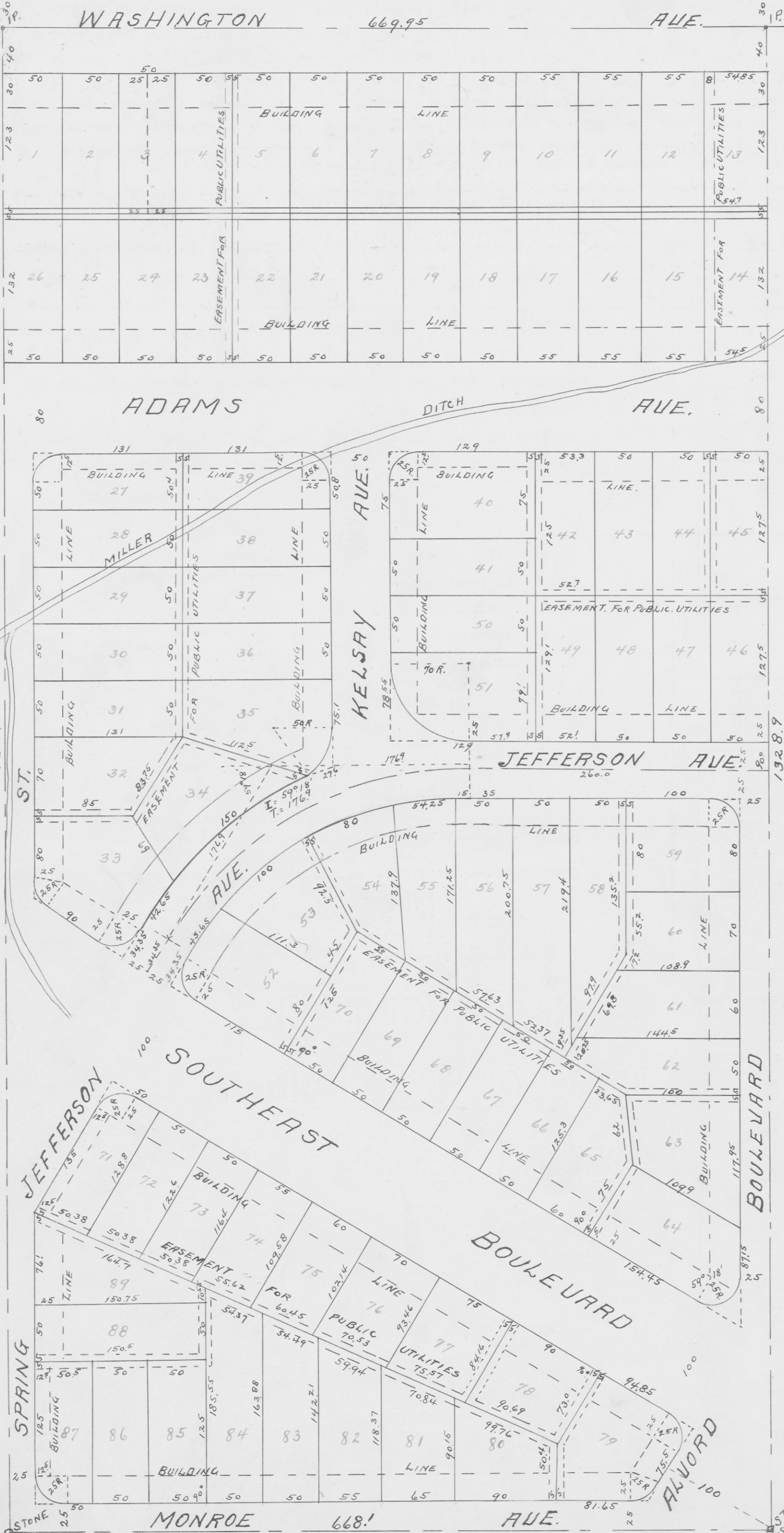
TERRACE

ALVORD
BOULEVARD

WASHINGTON

669.95

AVE.



SCALE 80 FT. = 1 INCH.
W.L. HITCH, ENGR.

*For Affidavit
see misc. "D"
at page 159.*

STONE
SE. COR. NW 1/4 NW 1/4
SEC. 34-6-10

#35709

PLAT OF STERLING DOWNS

A Sub-division of the East 1/2 of the N.W. 1/4, N.W. 1/4 Section 34-6-10

Description: Beginning at a point on the north line of Sec. 34-6-10, six hundred sixty-nine and ninety-five hundredths (669.95) ft. east of the northwest corner thereof; thence east along said north line six hundred sixty-nine and ninety-five hundredths (669.95) ft.; thence south thirteen hundred twenty-eight and nine tenths (1328.9) ft. to the south-east corner of the N.W. 1/4, N.W. 1/4 of said section; thence west along the south line of said 1/4 1/4 section six hundred sixty-eight and one tenth (668.1) ft. to a stone; thence north thirteen hundred twenty-four and eight tenths (1324.8) ft. to the place of beginning.

Lots 7 and 20 are temporarily reserved for a private street giving access from Washington Ave., but they are not permanently dedicated to the public for street purposes and may be sold as lots at any time after Adams Ave. is given an outlet to Washington Ave. or Weinbach Ave. by the opening or dedication of any public street or road.

Private restrictions adopted in protection of lots in this subdivision are listed on separate sheets accompanying and made a part of this plat.

(CORP. SEAL)

Lincoln Bank
by Henry B. Walker, Pres.
By H. B. McCoy, Cashier.

State of Indiana, Vanderburgh Co. S.S.

Before me, the undersigned, a notary public, in and for said county and state, appeared the Lincoln Bank by its president H. B. Walker and its treasurer, H. B. McCoy, and acknowledged the execution of this plat.

Henry B. Walker, Pres.
H. B. McCoy, Treas.

Witness my hand and notarial seal this 24th day of May 1930

My commission expires June 14, 1933

(SEAL)

Nettie K. Moredock, Notary Public.

RESTRICTIONS ON LOTS IN "STERLING DOWNS".

This plat is made subject to the following restrictions, which are hereby adopted in protection of lots in this subdivision:

- No. 1. No Negroes or Asiatics shall own or occupy any lands within this plat.
- No. 2. No manufacturing institution or public garage shall be operated within the territory covered by this plat. No commercial enterprise shall be carried on therein.
- No. 3. No house shall be moved onto a lot or lots in this addition.
- No. 4. All dwellings including all enclosed portions or projections of same and any accessory buildings, shall be built within the building lines shown on this plat, and all dwellings or other than accessory buildings not nearer than four (4) feet to the line of the adjacent lot. The total width of the two side yards shall be not less than twelve (12) feet. Open porches may project beyond the building line, but such porches shall be limited to one story in height.
- No. 5. No residence shall be constructed in this addition of less than four (4) rooms and bath or at a cost of less than \$3000.00.
- No. 6. There shall be at least forty-eight hundred (4800) square feet of lot surface to each residence building constructed, and no residence shall be built on the rear end of any lot.
- No. 7. No structure other than a residence, as described in number five (5) of these restrictions, shall be used either temporarily or permanently for residential purposes.
- No. 8. On any corner lot adjacent to a lot which faces the street giving access to the rear of said corner lot, no accessory building shall be built nearer said street than the front building line for residences on said street.
- No. 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 parcel of land in STERLING DOWNS 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.

IN TESTIMONY WHEREOF, the owners of all the land in said plat have hereunto set their hands this 24th day of May, 1930

(CORP. SEAL)

Lincoln Bank
By H. B. McCoy, Cashier
By Henry B. Walker, Pres.

STATE OF INDIANA, VANDERBURGH COUNTY, SS:

Before me, the undersigned, a notary public in and for said county and state personally appeared H. B. McCoy and H. B. Walker and acknowledged the execution of the foregoing instrument to be their voluntary act and deed.

Witness my hand and notarial seal this 24th day of May, 1930

My commission expires the 14th day of June 1933.

(SEAL)

Nettie K. Moredock
Notary Public.

Approved
Board of Public Works
May 23, 1930
By Wm. H. Elmendorf
Henry J. Karges
E. L. Moser

APPROVED BY
CITY PLAN COMMISSION
May 23, 1930
H. M. Dickman, Pres.
E. J. Mutschler, Sec'y.

(SEAL)
WILLIAM L. HITCH,
REGISTERED
No. 165
State of Indiana
Professional Engineer

RECORDED.....MAY.....26, 1930

Alvin P. Gerhart RVC
Opal Shimer D RVC