

# SUNNYMEDE

#78152 A Subdivision of a part of Lots 1 and 2 of Lechner's Sub. of Lots 3 and 4 of Smith's Sub. of part of the Northeast Quarter of Section 17, Twp. 6 S, R 10 W.

STATE OF INDIANA )  
VANDERBURGH COUNTY ) S.S.

Before me, a notary public in and for said state and county, Roy Van Dusen, owner and subdivider, personally appeared and acknowledged the execution of this plat.

R. R. Van Dusen, Signature

Witness my hand and seal this 3 day of Feb. 1939.

Addie A. Roller, Notary Public

My commission expires October 4, 1942. (Seal)

Approved by City Plan Commission of Evansville, Ind. on condition that survey is correct Feb. 14, 1939.

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H. M. Dickman, Pres.

A. W. Schoettlin, Sec'y

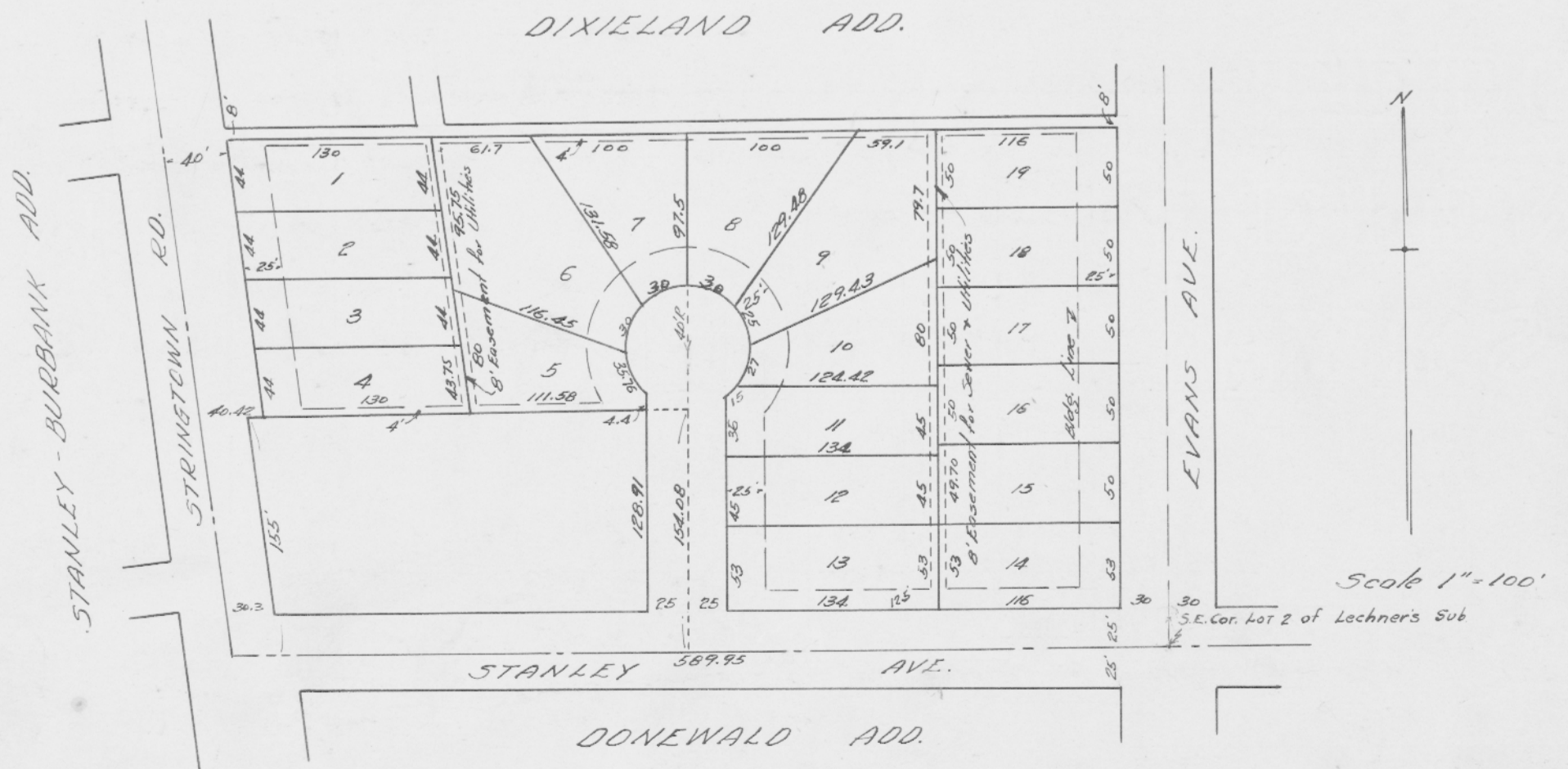
Surveyed and Platted by Charles E. Day.

Charles E. Day, Professional Engineer

Registered No 2060

State of Indiana (Seal)

(SEE NEXT PAGE FOR RESTRICTIONS)



SUNNYMEDERESTRICTIONS

Said real estate is sold subject to the following limitations, conditions and restrictions:

1. All lots in the tract shall be known and described as residential lots and no structure shall be erected on any residential building plot other than one detached single-family dwelling not to exceed two stories in height and a one or two car garage.
2. No building shall be erected on any residential building plot nearer than 25 feet to nor farther than 30 feet from the front lot line, nor nearer than 4 feet to any side lot line. The side line restriction shall not apply to a garage located on the rear one-quarter of a lot, except that on corner lots no structure shall be permitted nearer than  $12\frac{1}{2}$  feet to the side street line.
3. No residential lot shall be resubdivided into building plots having less than 5,600 square feet of area or a width of less than 43 feet each at the building line, nor shall any building be erected on any residential building plot having an area of less than 5,600 square feet or a frontage of less than 43 feet at building line.
4. No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
5. No lot or lots in this subdivision shall be sold, rented or leased to any negro, negroes, or Asiatics. This covenant shall not prevent occupancy by domestic servants of a different race or nationality employed by an owner or tenant.
6. No trailer, basement, tent, shack, garage, barn, or other out-building erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.
7. No structure shall be moved onto any lot unless it meets with the approval of the committee herein after referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.
8. No building shall be erected on any lot until the design and location thereof have been approved in writing by a committee appointed by the subdivider or elected by a majority of the owners of lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within thirty days, then such approval will not be required provided the design and location on the lot conform to an are in harmony with existing structures in the tract. In any case either with or without the approval of the committee, no dwelling costing less than \$3,000.00 shall be permitted on any lot in the tract, and the ground floor square foot area thereof shall be not less than 700 square feet in the case of a one-story structure nor less than 500 square feet in the case of a one-and one half or two-story structure.
9. A perpetual easement is reserved over the rear four feet of each lot for utility installation and maintenance.
10. These covenants and restrictions are to run with the land and shall be binding on all the parties and all persons claiming under them until January 1, 1965, at which time said covenants and restrictions shall terminate.
11. If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions herein before January 1, 1965, it shall be lawful for any other person or persons owning any other lots in said development or subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant or restriction and either to prevent him or them from so doing or to recover damages or other dues for such violation.
12. Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

The above restrictions cover Sunnymede, Evansville, Indiana. Sponsor R. R. Van Dusen  
RECORDED.....MARCH.....2, 1939.

*Joseph A. Betz R. V. C.*