

#6395

PLAT OF
WANSFORD ADDITION

TO THE CITY OF EVANSVILLE, Indiana, as laid out on that part of lot 4 Crawford Bell's Subdivision, lying north west of the right of way of The Evansville & Princeton Traction Line; Also all that part of the north west quarter of the south west quarter of Section 9, Township 6 south, range 10 west, lying north west of the right of way of said Traction Line. Widths of Streets, Easements for public utilities, alleys and dimensions of lots and numbers of same are as shown on plat.

MERCANTILE-COMMERCIAL BANK, Trustee
Earl Echin, Vice President
W. H. Jurgensmeier, Asst. Cashier
C. H. Battin, Proprietor.

THIS PLAT IS 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 residence shall be constructed costing less than twenty five hundred (2500) dollars.
4. In order to insure 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 growths or substances.
5. No structure other than a residence as described in number three (3) of these restrictions shall be used either temporarily or permanently for residential purposes.
6. All buildings and parts thereof, excluding open porches shall be built within the building lines shown on this plat.
7. On interior lots no garage or other accessory buildings shall be erected nearer the front lot line than sixty (60) feet; on corner lots no garage or other accessory buildings shall be built less than three (3) nor more than five (5) feet from the side lot line farthest from the side street. The above restriction does not apply to the Commercial lots shown on this plat.
8. It is expressly understood that said conditions or covenants shall operate in favor of the aforesaid grantors, their successors and assigns, and of each and every person who shall from time to time be the owner or owners of any other lot or lots in said addition, and may be enforced by any one or more of said parties by an injunction or other proceedings in the event of violation or attempted violation of any of such conditions or covenants, or any part thereof by the grantee, his lessees, heirs, successors or assigns.

This plat is made and approved subject to Subdividers agreement to improve the public walks across blocks and restriction providing method of maintaining and paying for the maintenance of such walks as explained in detail on separate sheet accompanying this plat and constituting a part thereof.

STATE OF INDIANA, VANDERBURGH COUNTY, SS:

Before me a notary public in and for said county and state personally appeared "The Mercantile-Commercial Bank", trustee, and C. H. Battin Proprietor and acknowledged the execution of this plat.

Witness my hand and notarial seal this 3rd day of November 1927.
My commission expires the 25 day of August 1928. (SEAL)

Lloyd J. Voyles
Notary Public.

APPROVED BY
CITY PLAN COMMISSION
NOV. 3, 1927
W. A. Carson, Pres.
H. M. Dickman, Sec'y.

Approved
Nov. 9, 1927
Board of Public Works
Evansville, Ind.
William T. Karges
Joseph Healey
W. S. Baertich

SAUNDERS
Civil Engineers & Surveyors
Evansville, Indiana
September, 1927.

SUBDIVIDER'S AGREEMENT TO IMPROVE PUBLIC
WALKS ACROSS BLOCKS.

In consideration of the approval of the attached plat of Wansford Addition, C. H. Battin, proprietor of the property, agree to construct a hard-surfaced and properly drained walk by improving with cement, gravel, cinders, or other suitable material for a width of at least six (6) feet, in all public walks dedicated across or through blocks in the attached plat.

Maintenance of said public walks including repairs necessary to keep them in good condition, including also any new paving which may be needed shall be subject to payment as follows:-

(1) Public walk connecting Pfeifer Road and Wansford Avenue to be subject to payment by owners of Lots Nos. 11, 12, 13, 15, 16, 17, 18, 19, 20 and 21 Block NO. _____

(2) Public Walk connecting Wansford Avenue and Little Creek Parkway to be subject to payment by owners of Lots Nos. 26, 27, 28, 29, 30, 31, 39, 40, 41, 42, 43, 44, 45 and 46, Block No. _____

The responsibility for maintenance and paving of these walks, as outlined above, shall constitute a protective restriction for the subdivision, automatically agreed to by each successive purchaser of the lots listed above. Administration of such maintenance and necessary paving so far as furnishing grades and specifying materials necessary and determining when such maintenance or paving is necessary, shall be in the control of the County Commissioners of the County of Vanderburgh, until such property is included within the City Limits of Evansville - administration shall then be in the Control of the Board of Public Works of the City of Evansville.

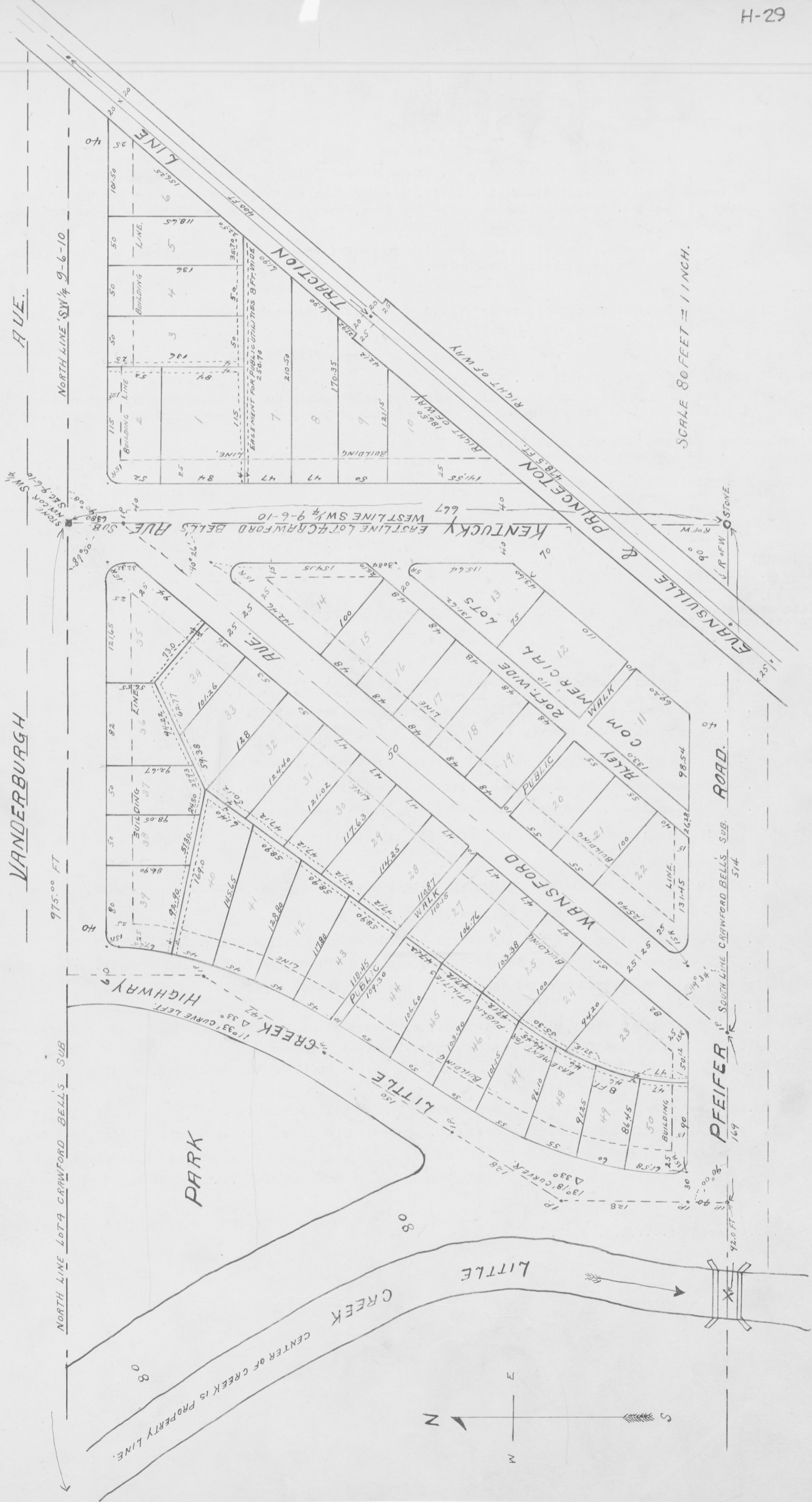
Such boards may require such maintenance or paving to be carried out when they find same to be necessary, but the letting of contracts, which shall first be approved by one of the board named above, and the payment of all work under such contracts, shall be made by the owners responsible for such maintenance or paving as specified above.

C. H. Battin, Proprietor.

RECORDED.....NOVEMBER.....14, 1927

Alvin R. Gerhart R.V.O.

WANSFORD ADDITION
 TO THE CITY OF EVANSVILLE, INDIANA, AS LAID OUT ON THAT PART OF LOT 7 CRAWFORD
 BELL'S SUBDIVISION, LYING NORTHWEST OF THE RIGHT OF WAY OF THE EVANSVILLE & PRINCETON TRACTION
 LINE, ALSO ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 9
 TOWNSHIP 6 SOUTH RANGE 10 WEST, LYING NORTHWEST OF THE RIGHT OF WAY OF SAID TRACTION LINE
 WIDTHS OF STREETS, EASEMENTS FOR PUBLIC UTILITIES, ALLEYS AND DIMENSIONS OF LOTS AND NUMBERS OF SAME
 ARE AS SHOWN ON PLAN.



SCALE 80 FEET = 1 INCH.