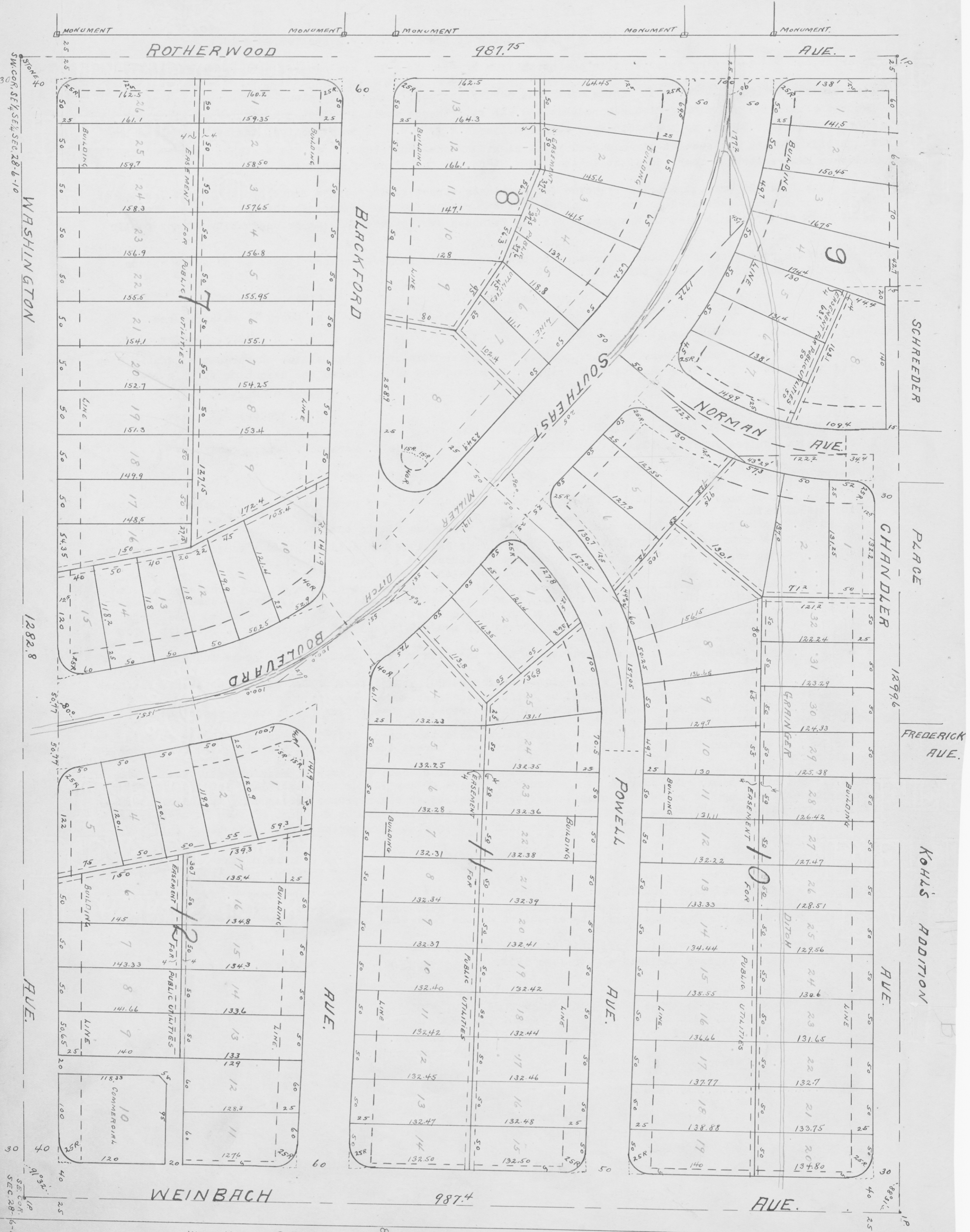


# PLAT OF BLOCKS 7-8-9-10-11-12 BROOKHAVEN



WM.L.HITCH, C.E.  
REGISTERED # 165  
STATE OF INDIANA.

SW COR. SEC. 14, SEC. 28-6-10

SE COR. SEC. 28-6-10

#36033

PLAT  
OF

BLOCKS 7, 8, 9, 10, 11, and 12

BROOKHAVEN

Description; A Sub-division of Part of the S.E. 1/4 of Sec. 28, town 6 south, range 10 west.

Beginning at the southeast corner of Sec. 28-6-10; thence north along the east line of said section 987.4 ft; thence west 1299.6 ft; to the west line of the S.E. 1/4, of the S.E. 1/4 of said section; thence south along said west line 987.75 ft. to the south line of said section; thence east along said south line 1282.8 ft. to the place of beginning.

STATE OF INDIANA, VANDERBURGH CO., S.S.

Before me, a notary public, in and for said county and state personally appeared The Luhring Investment Co. by E. D. Luhring, its president, and P. W. Luhring, its Secretary; and <sup>Geo. W. Lant and</sup> acknowledged the execution of this plat.

Geo. W. Lant

(CORP. SEAL)

Elmer D. Luhring, Pres.

Paul W. Luhring, Sec'y.

Witness my hand and notarial seal, this 6th day of June 1930

My commission expires Jan. 12th, 1932

(SEAL)

Raymond C. Hyre, Notary Public.

Private property in this subdivision is classified now under the Evansville Zone Ordinance in the "A" Residence Use and "A" Height and Area District, except as follows: Lot 10 in block 12 is "C" commercial Use and "C" Height and Area.

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

Plat of Block 7 to 12 inclusive of Brookhaven, an addition to the City of Evansville, Indiana, as laid out upon a part of the southeast quarter of Section 28, town 6 south, range 10 west.

This plat of block 7 to 12 inclusive of Brookhaven 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 shall be expressly stated in such conveyance:

1. An easement for public utilities purposes is hereby created as shown on the plat.
2. No property in this plat shall be rented, leased, contracted to or conveyed to any negro or person of African descent, nor shall any negro or person of African descent ever be permitted to occupy any real estate or the improvements thereon in any part of this plat, except as the domestic servant of the owner or occupant of such property.
3. No buildings shall be moved onto any lot in this plat, but any improvements placed in this plat shall be new structures built or erected thereon.
4. Only residential buildings, together with the outbuildings and appurtenances necessary to the proper use thereof, churches, schools, libraries, or other public or semi-public buildings, shall be erected on any lot in this plat except on Lot (10) block 12.
5. Not more than one detached residence shall be erected on any one lot in this plat except that in the event more than one lot is used for one residence, the remaining lots may be reapportioned for residential sites, provided the frontage of any site so reapportioned shall not be less than the standard frontage for lots in such block as established on the plat.
6. Any residence, including porches and verandas, whether open or closed, erected on any lot in this plat shall be within the building lines as shown on the plat and shall not be nearer than 5 feet to the side line of any lot. Partition fences, if any, within 75 feet of the front property line of any lot, must be of shrubbery, and shall not exceed 3 feet in height. Fences not within 75 feet from of the front line of the lot must not exceed 5 feet in height, and may be of any construction desired. All garages or outbuildings unless attached to or made a part of the residence building shall not be erected within 75 feet of the front line of any lot, and shall be within the side building line, of any corner lot, as shown on the plat. On any corner lot adjacent to a lot which faces the street giving access to the rear of said corner lot, any accessory building shall be built as far back from said street as possible, but in no case nearer said street than the front building line for residences on said street.
7. No lot on this plat shall be used for mercantile or business purposes of any kind, except lot 10 block 12 which lot may be used for retail business or office purposes. Any business or office building erected on said lot shall not be of frame or concrete block construction and shall not cost less than \$5,000.00 to construct exclusive of outbuildings and shall conform to the building line as shown on said plat except that the north twelve and one half feet of said property which lies between said building line and Washington Avenue, may be used for additional side walks, awnings, gasoline, oil or other service equipment, or such other equipment used in mercantile business as will not solidly obstruct the view through said twelve and one half feet.
8. Grade lines. All front yard grades and also side yard grades of corner lots between the building line and sidewalk shall be kept to a grade level of approximately twelve inches above City sidewalk grade as established by the City Engineer.
9. No residential building shall be erected on any lot in this plat the cost of which, exclusive of outbuildings, shall be less than \$5000.00.
10. The present owners or any person who may hereafter acquire legal title to any property in this plat shall have the right to enforce the conditions and restrictions of this plat by injunction or other appropriate legal proceedings.

Lot 10, Block 12, is in "C" Commercial use, and "C" height and area districts according to zone ordinance. All other lots are in "A" residence and "A" height and area districts.

Approved by City Plan Commission.

Approved by  
City Plan Commission  
Jun. 4, 1930.  
H. M. Dickman, Pres.  
E. J. Mutschler, Sec'y.

APPROVED  
BOARD OF PUBLIC WORKS  
Jun. 6, 1930  
By Wm. H. Elmendorf  
E. L. Moser

Wm. L. Hitch, C.E.  
Registered #165  
State of Indiana.

RECORDED.....JUNE.....6, 1930

*Alvin R. Gerhart R.V.C.*