

COLUMBUS SQUARE

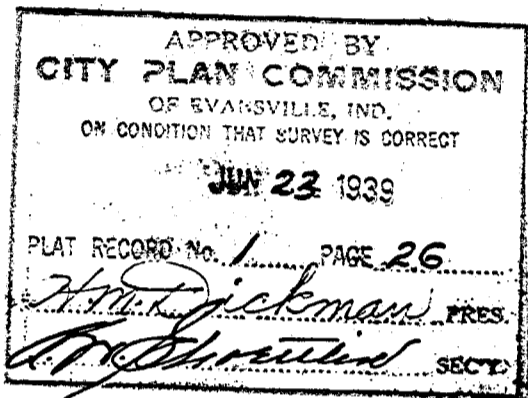
A SUBDIVISION OF THE SOUTH PART OF THE WEST HALF OF THE EAST
HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION TWENTY-SEVEN TOWNSHIP SIX SOUTH RANGE TEN WEST

- 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.
- No building shall be erected on any residential building plot nearer than 25 feet to nor farther than 30 feet from the front 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 1/2 feet to the side street line.
- No residential lot shall be resubdivided into building plots having less than 5,600 square feet of area or a width of less than 45 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 45 feet at building line.
- 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.
- 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.
- 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.
- No structure shall be moved onto any lot unless it meets with the approval of the committee hereinafter referred to, or if there is no committee, it shall conform to and be in harmony with existing structures in the tract.
- No building shall be erected on any lot which does not conform to and is in harmony with existing structures in the tract. In any case 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-and-one-half or two-story structure.
- A perpetual easement is reserved over the rear four feet of each lot for utility installation and maintenance.
- 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.
- 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.
- 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.

Duly Entered for Taxation

JUN 28 1939

Ernest H. Whitman
AUDITOR



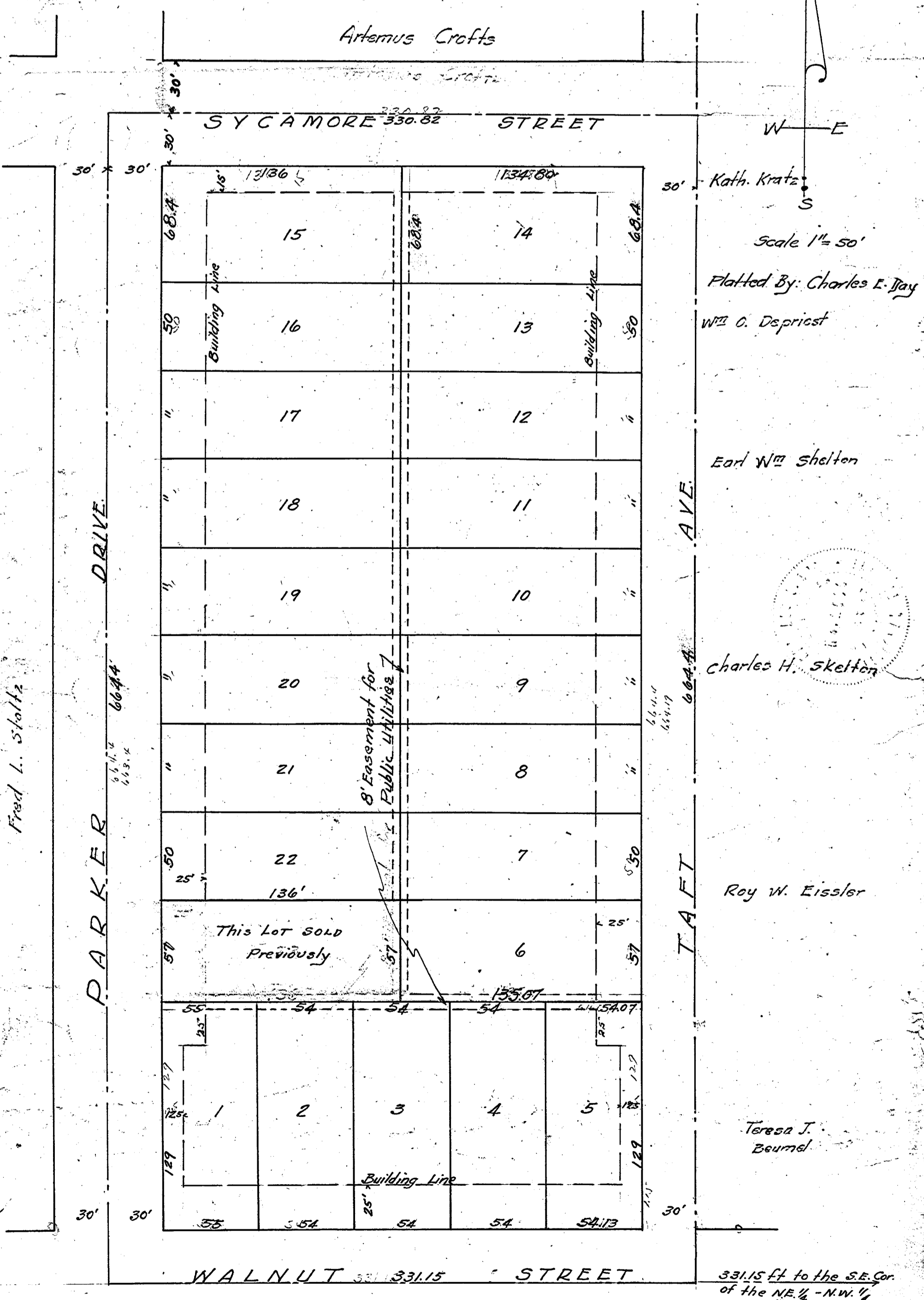
STATE OF INDIANA
VANDERBURGH COUNTY SS

Before me, a Notary public in and for said County and State Earl J. Grimm, owner and subdivider, personally appeared and acknowledged the execution of this plat.

Witness my hand and seal this 14 day of June 1939
Addie A. Reeler Notary Public.

My Commission Expires October 4 - 1942.

Earl J. Grimm
(signature of owner)



Kath. Kratz
Scale 1" = 50'
Platted By: Charles E. Bray
Wm O. Desprist
Earl Wm Shelton
Charles H. Skelton

Roy W. Eissler
Teresa J. Beumel

RECEIVED FOR RECORD
at 10:15 A.M.
June 27, 1939
Recorded in 161 Record No. 7
Page 161
Joseph A. Betz, Recorder
Vanderburgh County