

FLOYD COUNTY, INDIANA

OXFORD VILLAGE
PLAT NO. 697PROTECTIVE COVENANTS

1. All lots in this plat shall be known and described as residential lots.
2. Only one residential dwelling unit shall be permitted upon each lot of this plat.
3. No structure shall be erected, altered, placed or permitted to remain on any lot of this plat other than one single family dwelling not to exceed two and one half stories in height and a private garage for not more than two cars.
4. No dwelling shall be located on any lot nearer than shown by the building line to the front of the lot nor nearer than 5 ft. to any side lot line.
5. No dwelling shall be permitted on any lot of this plat whose ground floor area of the main structure, exclusive of one story open porches and garages, is less than 670 sq. ft. in the case of a one story structure nor less than 670 sq. ft. in the case of a one and one half, two and one half story structure.
6. No trailer, basement, tent, shack, barn or other outbuilding erected on lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
7. No fence or wall shall be erected on any lot or lots between the rear of the residence and the front property line, nor shall any fence or wall be erected on any other part of the lots of this plat higher than 4 ft.
8. No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.
9. The covenants, conditions and restrictions herein contained shall run with all lots or parts of lots of this plat, and shall be binding the owners of an lot, their heirs, executors, administrators, and assigns and all persons claiming under them for a period of 25 yrs. from the date of these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 yrs. unless and instrument signed by the majority of the owners of the lots has been recorded agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain or to recover damages.
11. Invalidity of any one of these covenants by judgement or court order shall in no wise affect any of the other provision which shall remain in full force and effect.

ENGINEER'S CERTIFICATE

I, the undersigned, a professional Engineer, duly licensed by the State of Indiana, hereby certify that the within plat was drawn by me from a physical survey of the premises thereby represented and that the courses and distances are correct to the best of my knowledge and belief.

A. E. Graybrook
A. E. Graybrook
Civil Engineer

CERTIFICATE OF COUNTY COMMISSIONERS

This is to certify that the within plat was examined and approved this _____ day of _____ 1955

Dennis Carter W. F. Fennick
Dennis Carter W. F. Fennick
Clarence Springer
Clarence Springer
Commissioners of Floyd County, Indiana

CERTIFICATE OF PLAT COMMISSION

This is to certify that the within plat was examined and approved by the City of New Albany Plati Commission on the _____ day of _____ 1955

Robert Brooks Lloyd Rogers
C. Robert Brooks Lloyd Rogers
Executive Secretary

DESCRIPTION

Part of No. 62 & 43 Illinois grant, Floyd County, Indiana, described as follows:
Beginning in the center of McDonald Lane at the North corner of Block 5 here tract in No. 62 Illinois grant, to South 41° 35' East along said center line 130.8 ft. to the face of beginning, thence continuing along said center line 4° 59' East 194.0 ft. to a Rail Road Spike thence continuing said center line South 53° 18' West 285.0 ft. to an iron pin containing along said center line South 7° 02' West 272.65 ft. to a corner of block 5 here continuing along said center line 71° 37' East 567.05 ft. to a Rail Road Spike, thence North 4° 59' East 352.9 ft. to an iron pin, thence North 41° 13' West 334.66 ft. to a point, thence South 54° 00' West 670.56 ft. to the true place of beginning, containing 14.05 Acres.

CERTIFICATE OF OWNERS & DEDICATION

We, the undersigned, of Floyd County, Indiana, by this certificate hereby certify that the Real Estate above described to be subdivided and platted as shown on the within plat, and the streets shown on the above plat, hereby dedicated to the Public use for highway purposes.

Norma Lee Worden
Norma Lee Worden
Notary Public - Honorable Norman Worden
Before me the undersigned, a Notary Public, within and for the State of Indiana, the County of Floyd, this 14th day of March, 1955, personally appeared the undersigned, Norma Lee Worden, and acknowledged the execution of the foregoing certificate.

NOTARY PUBLIC

My commission expires June 14-1957

FILED AND RECORDED

This 10 day of March 1955

Madison M. Scott
Madison M. Scott
Recorder Floyd County, Ind.

Recorder Floyd County, Ind.

DULY ENTERED FOR TAXATION

MAR 10 1955

Henry Perry
AUDITOR FLOYD CO. IND.

FILED AND RECORDED

This 10 day of March 1955

Madison M. Scott
Madison M. Scott
Recorder Floyd County, Ind.

Recorder Floyd County, Ind.