

WIDE SUBDIVISION

A PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 9 EAST WAYNE TOWNSHIP, HENRY COUNTY, INDIANA.

OWNER'S CERTIFICATE

The undersigned owners, Thomas M. Lewis, Jean G. Lewis, Gerald M. Lewis, Morris R. Smoot, Dorothy Smoot, Russell T. Johnson and Debra K. Johnson, the real estate shown and reserved hereon, do hereby certify that they lay off, plat, subdivide into lots, and dedicate the streets to the public thereof, in accordance with the plat herewith. This subdivision shall be known as Hillside Subdivision of Wayne Township, a subdivision in Henry County, Indiana. All setback and utility easements are hereby perpetually established unless hereafter modified or vacated. Witness our Hands this _____ day of _____ 1994.

NOTATIONS

HENRY COUNTY, INDIANA, IS LAID OUT AND PLATTED TO BE HELD SUBJECT TO AND UPON EACH OF THE FOLLOWING

shall be used for residential purpose only. area excluding garage area of less than one be placed on any lot. remain on any lot other than one single family, a private garage for not less than 2 cars, and erial with the dwelling located on said lot. said real estate, nor shall anything by done er property owners, no person shall engage in or aid real estate. ent, barn or other outbuildings shall be used on temporarily or permanently. Construction once d or kept on said real estate; except that dogs, cept, bred or maintained for commercial purpose, round for rubbish, trash, garbage or other waste ate will be placed underground. an the front of the house. ty (50) feet in depth. Rear yard not less than less than twenty (20) feet in width.

Thomas M. Lewis
Thomas M. Lewis
Morris R. Smoot
Morris R. Smoot
Russell T. Johnson
Russell T. Johnson
Jean G. Lewis
Jean G. Lewis
Dorothy Smoot
Dorothy Smoot
Debra K. Johnson
Debra K. Johnson
Gerald M. Lewis
Gerald M. Lewis

State of Indiana)
)SS
County of Henry)

Before me, a Notary Public in and for said County and State, personally appeared Thomas M. Lewis, Jean G. Lewis, Gerald M. Lewis, Morris R. Smoot, Dorothy Smoot, Russell T. Johnson, and Debra K. Johnson, who acknowledged the execution of the foregoing plat, to be voluntary act and deed this 28th day of November 1994.

My Commission expires: March 14, 1996
Notary Public MICHAEL D. PEYTON

Resident of Hevey County, Indiana

Received for record and recorded this 21st day of November 1994.

Plat Book 10 page 462-468 at 9:30 AM

Linda E. Winckworth
Recorder of Henry County, Indiana

Approved by the Henry County Planning Commission of Henry County, Indiana this 21st day of November 1994.

Alvin Farmer William Ruffin

Approved by the Board of County Commissioners of Henry County, Indiana this 21st day of November 1994.

Robert Beiler John McEady Wm D. Cook

Duly entered for taxation this 21st day of November 1994.

Judith A. Burser
Auditor of Henry County, Indiana

HILLSIDE SUBDIVIS

A PART OF THE SOUTHWEST QUARTER OF
SECTION 22, TOWNSHIP 16 NORTH, RANGE 9 E,
IN WAYNE TOWNSHIP, HENRY COUNTY, INDIANA

RESTRICTIONS, CONDITIONS, LIMITATIONS

SAID HILLSIDE SUBDIVISION OF REAL ESTATE SITUATED IN WAYNE TOWNSHIP, HENRY COUNTY, INDIANA, IS LAID OUT AND PLATTED AND THE LOTS AND PARCELS THEREIN SHALL BE SOLD, CONVEYED, OWNED AND HELD SUBJECT TO AND UPON EACH OF THE FOLLOWING RESTRICTIONS, CONDITIONS, AND LIMITATIONS.

1. Said real estate, and each and every lot shall not be divided, and shall be used for residential purpose only.
2. No residence shall be erected on any lot having a total living area excluding garage area of less than one thousand five hundred (1500) square feet. No pre-fabricated house may be placed on any lot.
3. No building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling not to exceed two (2) stories in height above ground level, a private garage for not less than 2 cars, and other outbuildings which are compatible in architectural design and material with the dwelling located on said lot.
4. No noxious or offensive activity shall be carried on or upon said real estate, nor shall anything be done thereon, which may be, or become any annoyance or nuisance to the other property owners, no person shall engage in or conduct any trade, business or profession in any structure located on said real estate.
5. No structure of temporary character, trailer, basement, shack, tent, barn or other outbuildings shall be used on said real estate at any time as a residence or place of storage, either temporarily or permanently. Construction once started must be completed within six (6) months.
6. No animals, livestock or poultry of any kind shall be raised, bred or kept on said real estate; except that dogs, cats, fowl or other household pets may be kept, provided they are not kept, bred or maintained for commercial purpose, and no animals are permitted to stray from the property.
7. Said real estate shall not be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be kept except in sanitary container.
8. All electrical service and telephone lines placed on said real estate will be placed underground.
9. No fencing of any kind shall be closer to front of the property than the front of the house.
10. All plans for construction must be approved by developers.
11. Building line: There shall be a front yard of not less than fifty (50) feet in depth. Rear yard not less than twenty-five (25) feet in depth. There shall be two (2) side yards not less than twenty (20) feet in width.

The undersigned owners, Thomas M. Lewis, J. T. Johnson and Debra K. Johnson, the real estate subdivision shall be known as Hillside Subdivision and utility easements are hereby perpetually Witness our Hands this _____ day of _____

<u>Thomas M. Lewis</u>	<u>J. T. Johnson</u>
Thomas M. Lewis	Jean Johnson
<u>Morris R. Smoot</u>	<u>Dorothy Johnson</u>
Morris R. Smoot	Dorothy Johnson
<u>Russell T. Johnson</u>	<u>Debra K. Johnson</u>
Russell T. Johnson	Debra K. Johnson

State of Indiana)
)SS
County of Henry)

Before me, a Notary Public in and for said Gerald M. Lewis, Morris R. Smoot, Dorothy Johnson execution of the foregoing plat, to be voluntary

My Commission expires: March 14, 1996

Resident of Henry County, Indiana

Received for record and recorded this 21st day

Plat Book 10 page 462-463

Linda C. Winchcomb
Recorder of Henry County, Indiana

Approved by the Henry County Planning Commission

Alvin C. Farmer

Approved by the Board of County Commissioners of

Robert B. Billa

Duly entered for taxation this 21st day of _____

Judith A. Bunker
Auditor of Henry County, Indiana