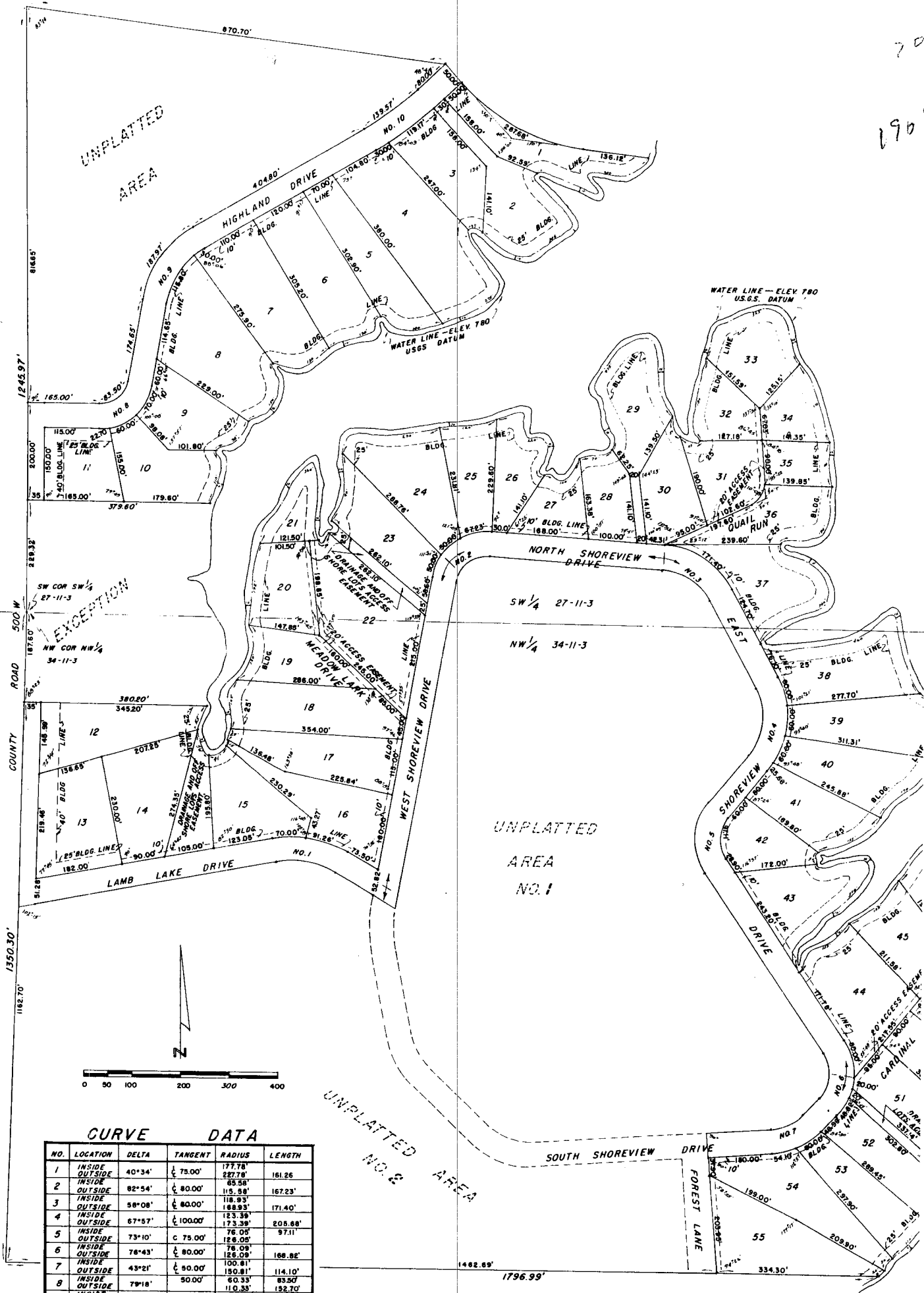


LAMB LAKE ESTATES FIRST SECTION

HENSLEY TOWNSHIP

JOHNSON COUNTY, INDIANA



CURVE DATA

NO.	LOCATION	DELTA	TANGENT	RADIUS	LENGTH
1	INSIDE	40°34'	75.00'	177.78'	161.26
2	OUTSIDE	82°54'	80.00'	65.56'	167.23'
3	OUTSIDE	58°08'	80.00'	118.93'	171.40'
4	INSIDE	67°57'	100.00'	123.39'	205.68'
5	OUTSIDE	73°10'	75.00'	76.05'	97.11'
6	INSIDE	78°43'	80.00'	78.09'	168.92'
7	OUTSIDE	43°21'	90.00'	150.81'	114.10'
8	INSIDE	79°18'	90.00'	60.33'	83.50'
9	OUTSIDE	48°20'	100.00'	172.85'	145.80'
10	INSIDE	11°00'	70.00'	222.35'	187.91'
	OUTSIDE			726.91'	135.57'
				776.91'	149.17'

NOTE — FRONT OF SHORE LOTS
ARE WATER SIDE.
FRONT OF OFF SHORE LOTS
ARE ROAD SIDE.

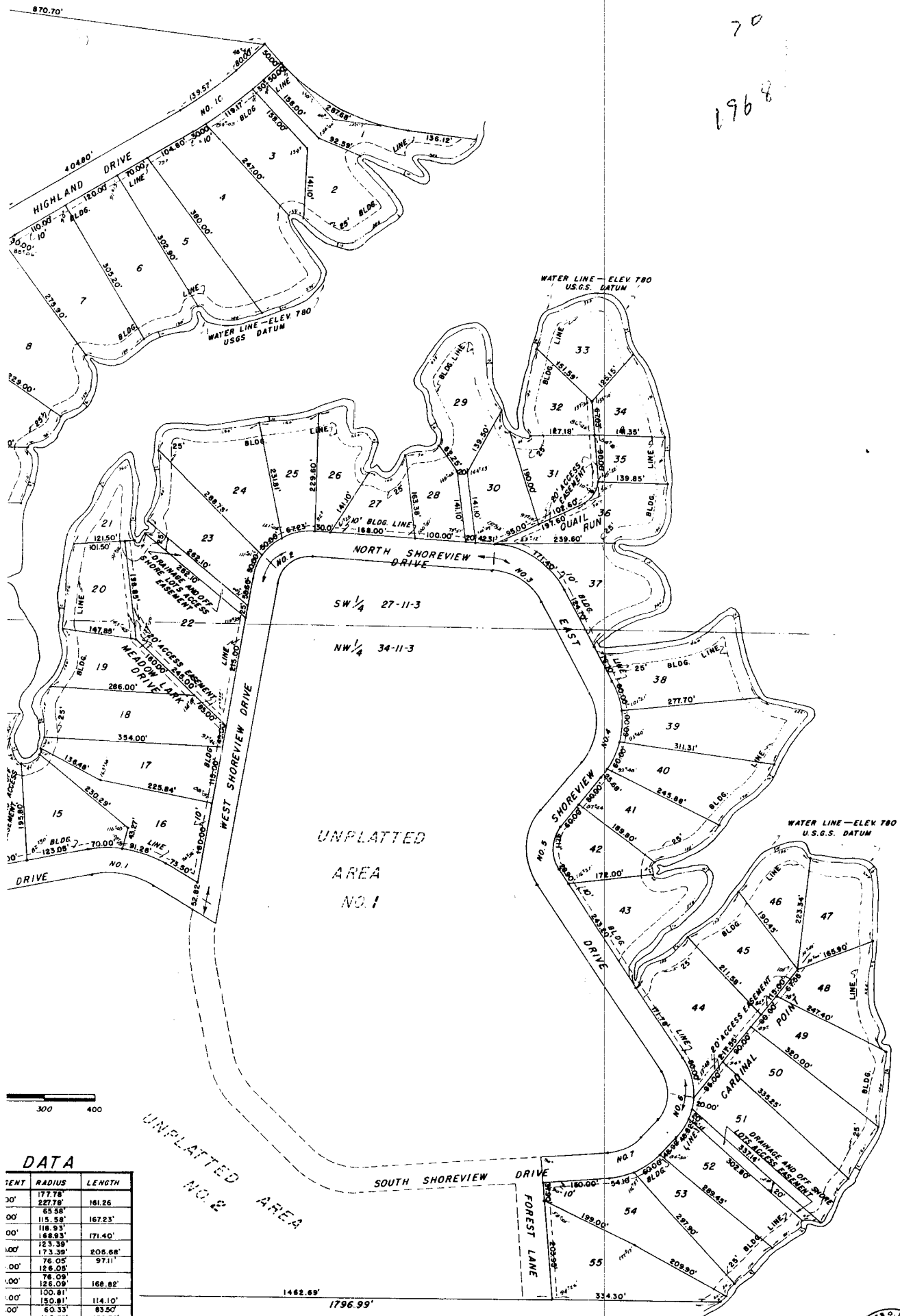
70
190

LAMB LAKE ESTATES FIRST SECTION

HENSLEY TOWNSHIP

JOHNSON COUNTY, INDIANA

70
1968



DATA

ANGLE	RADIUS	LENGTH
30°	177.78'	161.26'
45°	227.78'	161.26'
60°	115.58'	167.23'
75°	118.93'	171.40'
90°	123.39'	205.68'
105°	76.05'	97.11'
120°	74.09'	168.82'
135°	100.81'	114.10'
150°	60.33'	83.57'
165°	110.33'	152.70'
180°	172.85'	145.80'
195°	222.85'	187.97'
210°	778.97'	149.17'

NOTE—FRONT OF SHORE LOTS
ARE WATER SIDE.
FRONT OF OFF SHORE LOTS
ARE ROAD SIDE.

James O. Freese
FREES & ARPLANALP
P. O. BOX 147
FRANKLIN, INDIANA 46131

LAMB LAKE ESTATES
FIRST SECTION
HENSLEY TOWNSHIP
JOHNSON COUNTY, INDIANA

... DEVELOPMENT, INC., AN INDIANA CORPORATION, BEING
REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

... PART OF THE NORTHWEST QUARTER OF SECTION
... AND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

... QUARTER SECTION AT A POINT THAT IS 1350.30 FEET
... 796.99 FEET TO A STEEL STAKE, SAID STEEL STAKE
... 80.00 BASED ON UNITED STATES GEOLOGICAL SURVEY
... TERRESTRIAL CONTOUR 780.00; THENCE NORTH-
... AT RIGHT ANGLES TO TERRESTRIAL CONTOUR 780.00
... 380.20 FEET FROM THE WEST LINE OF SAID QUARTER
... THEREOF; THENCE SOUTH 88 DEGREES 23 MINUTES
... CTION; THENCE SOUTH 1162.70 FEET TO THE PLACE

... EAST QUARTER SECTION AT A POINT THAT IS 229.32
... NORTH WITH THE WEST LINE OF LAST SAID QUARTER
... NORTHEASTERLY 83.50 FEET WITH A CURVE TO THE
... ANGLE OF 50.00 FEET; THENCE NORTHEASTERLY ON
... CONTINUING TO THE NORTHEAST 187.97 FEET ON A
... INUTER AND A TANGENT OF 100.00 FEET; THENCE
... CURVE; THENCE CONTINUING NORTHEASTERLY 139.57
... REES 00 MINUTES AND A TANGENT OF 70.00 FEET;
... 80.00 FEET; THENCE SOUTHEASTERLY ON A RIGHT
... CE SOUTHEASTERLY 287.68 FEET ON A CURVE TO
... A TANGENT OF 150.00 FEET; THENCE SOUTHEASTERLY
... ARE THAT IS 10.00 FEET FROM AND ABOVE TERRES-
... VE, PARALLEL TO AND 10.00 FEET FROM SAID TER-
... OF THE PLACE OF BEGINNING OF THIS DESCRIBED
... ING, CONTAINING IN ALL 70 ACRES, MORE OR LESS,

... PARTS OF STREETS IN ACCORDANCE WITH THE PLAT
... LAKE ESTATES", FIRST SECTION, HENSLEY TOWNSHIP,

... E LOTS CONTAINED IN SAID PLAT OR ANY PORTION
... NS:

... PURPOSES AND NO BUILDING SHALL BE ERRECTED,
... ED SINGLE FAMILY DWELLING NOT TO EXCEED TWO

... UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUC-
... S, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR
... FOR A DWELLING OF MORE THAN ONE STORY..

... RER TO THE FRONT LOT LINE OR NEARER TO THE SIDE
... SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL
... NOTHING HEREIN SHALL PREVENT AN OWNER OF TWO
... WITHIN THE TOTAL CONFINED SUBJECT, HOWEVER, TO
... SHALL BE REQUIRED FOR AN ACCESSORY BUILDING,
... IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL
... S THE REAR OF THE PRINCIPAL BUILDING.

... OF UTILITIES AND DRAINAGE FACILITIES ARE RE-
... ION OF SEWER AND THE SEWER MAINS, POLES, DUCTS,
... TO THE PROPER AUTHORITIES AND TO THE EASEMENT
... RE TO BE ERRECTED OR MAINTAINED UPON SAID STRIP
... TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE

... OF ACCOMMODATING ADDITIONAL STRUCTURES OR
... DIVISION ARE USED TO ENLARGE CONTIGUOUS LOTS
... E USED FOR SINGLE FAMILY PURPOSES.

... CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING
... NCE OR NUISANCE TO THE NEIGHBORHOOD.

... LER, BASEMENT, TENT, SHACK, GARAGE, BARN,
... ANY LOT AT ANY TIME AS A RESIDENCE, EITHER

... HE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PRO-
... SIGN OF NOT MORE THAN FIVE SQUARE FEET
... USED BY A BUILDER TO ADVERTISE THE PROPERTY

... I, OIL REFINING, WARRING OR MINING OPERATIONS
... OR SMALL OIL WELLS, TANKS, TUNNELS, MINERAL
... IT. NO DERRICK OR OTHER STRUCTURE DESIGNED
... IECTED, MAINTAINED OR PERMITTED ON ANY LOT.

... ID SHALL BE RAISED, BRED OR KEPT ON ANY LOT
... BE KEPT, PROVIDED THAT THEY ARE NOT KEPT,

... PING GROUND FOR RUBBISH, TRASH OR GARBAGE.
... TARY CONTAINERS, AND ALL INCINERATORS OR
... MATERIAL SHALL BE KEPT IN A CLEAN AND SANI-

... CH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS
... CED OR PERMITTED TO REMAIN ON ANY CORNER
... PROPERTY LINES AND A LINE CONNECTING THEM
... T PROPERTY LINES, OR IN THE CASE OF A
... IE STREET PROPERTY LINES EXTENDED. THE SAME
... 10 FEET FROM THE INTERSECTION OF A STREET

... RE THAN 36 INCHES HIGH, SHALL BE PERMITTED
... BUILDING SET-BACK LINE.

... DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY
... IES AND IS CONSTRUCTED IN ACCORDANCE WITH
... THE INDIANA STATE BOARD OF HEALTH, AND HAS

... ITS, TRACTS AND LANDS IN THIS SUBDIVISION
... NERS ASSOCIATION OR ITS SUCCESSOR ORGANI-
... TO THE RULES, BY-LAWS, COVENANTS, PROVIS-
... ICH ASSOCIATION, AND THE USE AND OCCUPANCY
... ICH ASSOCIATION OR ORGANIZATION IN AUTHORITY.

... TERED ON ANY LOT UNTIL THE BUILDING PLANS,
... ICH BUILDINGS HAVE BEEN APPROVED BY AN
... ME LAKE ESTATES LOT OWNERS ASSOCIATION, AS
... ITY AND HARMONY OF EXTERNAL DESIGN WITH
... IING WITH RESPECT TO TOPOGRAPHY AND FINISHED
... THE MEMBERS OR REPRESENTATIVES OF THE COMM-
... ANY SUCH PLANS OR SPECIFICATIONS, WHICH
... ETHETIC OR OTHER REASONS. COMMITTEE ACTION

17. LOTS NUMBER 18, 19, 20, 22, 30, 31, 32, 34, 35, 36, 44, 45, 46, 48, 49, 50, 51

ARE SUBJECT TO A TEN FOOT PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT, FOR THE PURPOSE OF ACCESS TO THOSE LOTS NOT FRONTING ON A DEDICATED PUBLIC ROAD OR HIGHWAY.

18. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

19. ALL DRIVES SHOWN ON THE PLAT SHALL BE OWNED BY LAMB LAKE ESTATES LOT OWNERS ASSOCIATION, OR ITS SUCCESSORS.

THE DRIVES, STREETS, ROADS, AND LANES ARE HEREBY RESERVED TO USE OF THE SEVERAL OWNERS OF LOTS, TRACTS AND LANDS IN SAID ADDITION AND ARE NOT DEDICATED TO PUBLIC USE.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF LAMB LAKE DEVELOPMENT, INC., FOR AND IN BEHALF OF SUCH CORPORATION, THIS 16th DAY OF September, 1966.

LAMB LAKE DEVELOPMENT, INC.

By James A. Colvin, President
JAMES A. COLVIN, PRESIDENT

ATTEST:

Sheldon A. Key, Secretary
SHELDON A. KEY, SECRETARY

STATE OF INDIANA)
COUNTY OF JOHNSON) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGEMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT JAMES A. COLVIN, AND SHELDON A. KEY, PRESIDENT AND SECRETARY RESPECTIVELY, OF LAMB LAKE DEVELOPMENT, INC., PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 16th DAY OF September, 1966.

WITNESS MY HAND AND NOTARIAL SEAL

Martha Baker
NOTARY PUBLIC

Commission Expires 7-21-69

I, JAMES O. FREESE, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN SEPTEMBER, 1966, AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



James O. Freese
JAMES O. FREESE
REG. ENGINEER NO. 4013
REG. LAND SURVEYOR NO. 9960



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD 17 September, 1966.

Marlin Prince
MARLIN PRINCE, CHAIRMAN

Ray F. Hendricks
RAY HENDRICKS, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 18th DAY OF March, 1966.

John Griffith
JOHN GRIFFITH

Victor Quillen
VICTOR QUILLEN, MEMBER

George Herring, MEMBER

ENTERED FOR TAXATION THIS 20 DAY OF March, 1966.

FEE 3.35

Herbert R. Whitaker
HERBERT R. WHITAKER, AUDITOR
JOHNSON COUNTY, INDIANA

NO. 0119 1/4

RECEIVED FOR RECORD THIS 30 DAY OF March, 1966, AT 1:25 P.M., AND RECORDED IN PLAT BOOK 6, PAGE NO. 57.

FEE

Mary Lynn Hastings
MARY LYNN HASTINGS, RECORDER
JOHNSON COUNTY, INDIANA

PREPARED BY
FREESE AND ABPLANALP
CIVIL ENGINEERS
FRANKLIN, INDIANA

LAMB LAKE ESTATES
FIRST SECTION
HENSLEY TOWNSHIP
JOHNSON COUNTY, INDIANA

KNOW ALL MEN BY THESE PRESENTS: THAT LAMB LAKE DEVELOPMENT, INC., AN INDIANA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 27 AND A PART OF THE NORTHWEST QUARTER OF SECTION 34 ALL IN TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID NORTHWEST QUARTER SECTION AT A POINT THAT IS 1350.30 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST 1796.99 FEET TO A STEEL STAKE, SAID STEEL STAKE BEING 10.00 FEET FROM A POINT THAT IS AT ELEVATION 780.00 BASED ON UNITED STATES GEOLOGICAL SURVEY MEAN SEA LEVEL DATUM AND ABOVE AND AT RIGHT ANGLES TO TERRESTRIAL CONTOUR 780.00; THENCE NORTH-WESTERLY STAYING ABOVE AND 10.00 FEET FROM, MEASURED AT RIGHT ANGLES TO, TERRESTRIAL CONTOUR 780.00 TO A POINT THAT IS NORTH 88 DEGREES 22 MINUTES EAST 380.20 FEET FROM THE WEST LINE OF SAID QUARTER SECTION AND 187.60 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE SOUTH 88 DEGREES 23 MINUTES WEST 380.20 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 1162.70 FEET TO THE PLACE OF BEGINNING.

ALSO, BEGINNING ON THE WEST LINE OF SAID SOUTHWEST QUARTER SECTION AT A POINT THAT IS 229.32 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH WITH THE WEST LINE OF SAID QUARTER SECTION 200.00 FEET; THENCE EAST 165.00 FEET; THENCE NORTHEASTERLY 83.50 FEET WITH A CURVE TO THE LEFT HAVING A DELTA OF 79 DEGREES 18 MINUTES AND A TANGENT OF 50.00 FEET; THENCE NORTHEASTERLY ON A TANGENT WITH LAST SAID CURVE 174.65 FEET; THENCE CONTINUING TO THE NORTHEAST 187.97 FEET ON A CURVE TO THE RIGHT HAVING A DELTA OF 48 DEGREES 20 MINUTES AND A TANGENT OF 100.00 FEET; THENCE NORTHEASTERLY 404.80 FEET ON A TANGENT TO LAST SAID CURVE; THENCE CONTINUING NORTHEASTERLY 139.57 FEET ON A CURVE TO THE LEFT HAVING A DELTA OF 11 DEGREES 00 MINUTES AND A TANGENT OF 70.00 FEET; THENCE NORTHEASTERLY ON A TANGENT TO LAST SAID CURVE 80.00 FEET; THENCE SOUTHEASTERLY ON A RIGHT DEFLECTION OF 90 DEGREES 00 MINUTES 50.00 FEET; THENCE SOUTHEASTERLY 287.68 FEET ON A CURVE TO THE LEFT HAVING A DELTA OF 40 DEGREES 00 MINUTES AND A TANGENT OF 150.00 FEET; THENCE SOUTHEASTERLY ON A TANGENT TO SAID CURVE 136.12 FEET TO A STEEL STAKE THAT IS 10.00 FEET FROM AND ABOVE TERRESTRIAL CONTOUR 780.00 FEET; THENCE SOUTHWESTERLY, ABOVE, PARALLEL TO AND 10.00 FEET FROM SAID TERRESTRIAL CONTOUR TO A POINT THAT IS 379.60 FEET EAST OF THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE WEST 379.60 FEET TO THE PLACE OF BEGINNING, CONTAINING IN ALL 70 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND PARTS OF STREETS IN ACCORDANCE WITH THE PLAN ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "LAMB LAKE ESTATES", FIRST SECTION, HENSLEY TOWNSHIP, JOHNSON COUNTY, INDIANA.

ALL THE LOTS CONTAINED IN SAID PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and a private garage.
2. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet for a one story dwelling, nor less than 900 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line. Nothing herein shall prevent an owner of two or more adjoining lots to locate a dwelling thereon within the total confines subject, however, to the above restriction. A 5 foot side yard set-back shall be required for an accessory building, other than boat or dock house, not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building.
4. Easements for installation and maintenance of utilities and drainage facilities are reserved for the use of public utilities for installation of sewers and the sewer mains, poles, ducts, lines and wires and drainage, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strip of land by owners of lots in this subdivision, who take their title subject to the rights of the public utilities.
5. No lot shall be subdivided for the purpose of accommodating additional structures or families unless the portions resulting from such subdivision are used to enlarge contiguous lots as originally platted, and the lots thus enlarged are used for single family purposes.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, barement, tent, shack, garage, barn, boat house, or other accommodation shall be used on any lot at any time as a residence, either temporarily or permanently.
8. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.
9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.
10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.
11. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter or materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
12. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.
13. No screen planting or hedge or any fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building set-back line.
14. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is approved by local authorities and is constructed in accordance with the requirements, standards, and recommendations of the Indiana State Board of Health, and has the approval of the architectural control committee.
15. Owners, occupants, lessees or tenants of lots, tracts and lands in this subdivision shall hold membership in the Lamb Lake Estates Lot Owners Association or its successor organization or association and take their titles subject to the rules, by-laws, covenants, provisions and restrictions, promulgated and adopted by such association, and the use and occupancy of such lots, tracts and lands shall be subject to such association or organization in authority.
16. No building shall be erected, placed, or altered on any lot until the building plans, specifications and plot plan showing the location of such buildings have been approved by an architectural control committee, appointed by the Lamb Lake Estates Lot Owners Association, as to quality of workmanship and materials, and conformity with respect to topography and finished ground elevation. No compensation shall be paid to the members or representatives of the committee. Said committee shall have the right to refuse any such plans or specifications, which are not suitable or desirable, in its opinion, for aesthetic or other reasons. Committee action shall be by a majority action of its members.

17. Lots Number 18, 19, ARE SUBJECT TO A TEN FOOT PRIVACY STRIP TO THOSE LOTS NOT FRONTING ON A STREET.

18. ENFORCEMENT SHALL BE THE DUTY OF THE BOARD OF ZONING AND PLANNING IN VIOLATING OR ATTEMPTING TO VIOLATE ANY OF THE ABOVE RESTRICTIONS.

19. ALL DRIVES SHOWN ON THIS PLAT ARE TO REMAIN AS SHOWN OR ITS SUCCESSORS.

THE DRIVES, STREETS, ALLEYS, TRACTS AND LANDS IN SAID PLAT ARE TO REMAIN AS SHOWN OR ITS SUCCESSORS.

IN WITNESS WHEREOF, THIS INDENTURE WAS SIGNED AND SEALED BY THE SAID LAMB LAKE DEVELOPMENT, INC., FOR AND IN BEHALF OF SAID CORPORATION, ON THIS 10TH DAY OF SEPTEMBER, 1966.

ATTEST:

Sheldon A. Key, Secy
SHELDON A. KEY, SECRETARY

STATE OF INDIANA)
COUNTY OF JOHNSON) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN THE STATE OF INDIANA, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS, THIS 10th DAY OF SEPTEMBER, 1966, WERE BY ME READ AND EXAMINED AND THAT THE SIGNATURES OF THE PARTIES TO THE SAME ARE ACCURATELY SHOWN ON THE SAID INSTRUMENTS.

WITNESS MY HAND AND NOTARIAL SEAL AT JOHNSON COUNTY, INDIANA, THIS 10th DAY OF SEPTEMBER, 1966.

Commission Expires 7-21-69

I, JAMES O. FREESE, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF INDIANA, AND THAT THE INSTRUMENTS, THIS 10th DAY OF SEPTEMBER, 1966, WERE BY ME READ AND EXAMINED AND THAT THE SIGNATURES OF THE PARTIES TO THE SAME ARE ACCURATELY SHOWN ON THE SAID INSTRUMENTS.



UNDER AUTHORITY PROVIDED BY CHAPTER 36-1-1, INDIANA, AND ALL ACTS AMENDATORY THEREOF, I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS, THIS 10th DAY OF SEPTEMBER, 1966, WERE BY ME READ AND EXAMINED AND THAT THE SIGNATURES OF THE PARTIES TO THE SAME ARE ACCURATELY SHOWN ON THE SAID INSTRUMENTS.

APPROVED BY THE JOHNSON COUNTY BOARD OF ZONING AND PLANNING

Marlin H. Price
MARLIN PRICE, CHAIRMAN

UNDER AUTHORITY PROVIDED BY CHAPTER 36-1-1, INDIANA, AND ALL ACTS AMENDATORY THEREOF, I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS, THIS 10th DAY OF SEPTEMBER, 1966, WERE BY ME READ AND EXAMINED AND THAT THE SIGNATURES OF THE PARTIES TO THE SAME ARE ACCURATELY SHOWN ON THE SAID INSTRUMENTS.

John Griffith
JOHN GRIFFITH

ENTERED FOR TAXATION THIS 10th DAY OF SEPTEMBER, 1966.
FEE 3.25

NO. 01194
RECEIVED FOR RECORD THIS 10th DAY OF SEPTEMBER, 1966.
PLAT BOOK 6, PAGE NO. 57
FEE

LAMB LAKE ESTATES
FIRST SECTION
HENSLEY TOWNSHIP
JOHNSON COUNTY, INDIANA

KNOW ALL MEN BY THESE PRESENTS: That Lamb Lake Development, Inc., an Indiana Corporation, being the owner in fee simple of the following described real estate in Johnson County, Indiana, to-wit:

A part of the southwest quarter of section 27 and a part of the northwest quarter of section 34 all in township 11 north, range 3 east of the second principal meridian, described as follows:

Beginning on the west line of said northwest quarter section at a point that is 1350.30 feet south of the northwest corner thereof; thence east 1796.99 feet to a steel stake, said steel stake being 10.00 feet from a point that is at elevation 780.00 based on United States Geological Survey Mean Sea Level Datum and above and right angles to terrestrial contour 780.00; thence north-westerly staying above and 10.00 feet from, measured at right angles to, terrestrial contour 780.00 to a point that is north 88 degrees 22 minutes east 380.20 feet from the west line of said quarter section and 187.60 feet south of the northwest corner thereof; thence south 88 degrees 23 minutes west 380.20 feet to the west line of said quarter section; thence south 1162.70 feet to the place of beginning.

Also, beginning on the west line of said southwest quarter section at a point that is 229.32 feet north of the southwest corner thereof; thence north with the west line of last said quarter section 200.00 feet; thence east 165.00 feet; thence northeasterly 83.50 feet with a curve to the left having a delta of 79 degrees 18 minutes and a tangent of 50.00 feet; thence northeasterly on a tangent with last said curve 174.65 feet; thence continuing to the northeast 187.97 feet on a curve to the right having a delta of 48 degrees 20 minutes and a tangent of 100.00 feet; thence northeasterly 404.80 feet on a tangent to last said curve; thence continuing northeasterly 139.57 feet on a curve to the left having a delta of 11 degrees 00 minutes and a tangent of 70.00 feet; thence northeasterly on a tangent to last said curve 80.00 feet; thence southeasterly on a right deflection of 90 degrees 00 minutes 50.00 feet; thence southeasterly 287.68 feet on a curve to the left having a delta of 40 degrees 0 minutes and a tangent of 150.00 feet; thence southeasterly on a tangent to said curve 136.12 feet to a steel stake that is 10.00 feet from and above terrestrial contour 780.00 feet; thence southwesterly, above, parallel to and 10.00 feet from said terrestrial contour 780.00 feet; thence southwesterly, above, parallel to and 10.00 feet from said terrestrial contour to a point that is 379.60 feet east of the place of beginning of this described tract; thence west 379.60 feet to the place of beginning, containing in all 70 acres, more or less, subject to all legal rights-of-way.

Hereby subdivide said real estate into lots and parts of streets in accordance with the plat attached hereto as an addition to be known as "Lamb Lake Estates", First Section, Hensley Township, Johnson County, Indiana.

All the lots contained in said plat or any portion thereof shall be subject to the following restrictions:

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and a private garage.

2. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet for one story dwelling, nor less than 900 square feet for a dwelling of more than one story.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line. Nothing herein shall prevent an owner of two or more adjoining lots to locate a dwelling thereon within the total confines subject, however, to the above restriction. A 5 foot side yard set-back shall be required for an accessory building, other than boat or dock house, not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building.

4. Easements for installation and maintenance of utilities and drainage facilities are reserved for the use of public utilities for installation of sewers and the sewer mains, poles, ducts, lines and wires and drainage, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strip of land by owners of lots in this subdivision, who take their title subject to the rights of the public utilities.

5. No lot shall be subdivided for the purpose of accommodating additional structures or families unless the portions resulting from such subdivision are used to enlarge contiguous lots as originally platted, and the lots thus enlarged are used for single family purposes.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, boat house, or other accommodation shall be used on any lot at any time as a residence, either temporarily or permanently.

8. No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

9. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

10. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose.

11. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter or materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean sanitary condition.

12. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a

line connecting them at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.

13. No screen planting or hedge or any fence more than 36 inches high, shall be permitted on side lot lines between the front lot line and the building set-back line.

14. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is approved requirements, standards, and recommendations of the Indiana State Board of Health, and has the approval of the Architectural Control Committee.

15. Owners, occupants, lessees or tenants of lots, tracts and lands in this subdivision shall hold membership in the Lamb Lake Estates Lot Owners Association or its successor organization or association and take their titles subject to the rules, by-laws, covenants, provisions and restrictions, promulgated and adopted by such Association; and the use and occupancy of such lots, tracts and lands shall be subject to such Association or organization in authority.

16. No building shall be erected, placed, or altered on any lot until the building plans, specifications and plot plan showing the location of such buildings have been approved by an Architectural Control Committee, appointed by the Lamb Lake Estates Lot Owners Association, as to quality of workmanship and materials, and conformity and harmony of external design with existing structures, and as to location of the building with respect to topography and finished ground elevation. No compensation shall be paid to the members or representatives of the committee. Said committee shall have the right to refuse any such plans or specifications, which are not suitable or desirable, in its opinion, for aesthetic or other reasons. Committee action shall be by a majority action of its members.

17. Lots Number 18, 19, 20, 22, 30, 31, 32, 34, 36, 44, 45, 46, 48, 49, 50, and 51 are subject to a ten foot private roadway easement, as shown on the plat, for the purpose of access to those lots not fronting on a dedicated public road or highway.

18. Enforcement shall be by proceedings at law or in equity against any person, or persons violating or attempting to violate any covenants either to restrain violation or to recover damages.

19. All drives shown on the plat shall be owned by Lamb Lake Estates Lot Owners Association or its successors.

The drives, streets, roads, and lanes are hereby reserved to use of the several owners of lots, tracts and lands in said addition and are not dedicated to public use.

IN WITNESS WHEREOF, this indenture has been executed by the undersigned officers of Lamb Lake Development, Inc., in behalf of such corporation, this 16th day of September, 1966.

LAMB LAKE DEVELOPMENT, INC.

By s/ James A. Colvin, President
James A. Colvin, President

ATTEST:

s/ Sheldon A Key, Secretary.

Sheldon A. Key, Secretary

STATE OF INDIANA) ss
COUNTY OF JOHNSON)

I, the undersigned, a Notary Public duly commissioned to take acknowledgements and administer oaths in the State of Indiana, certify that James A. Colvin, and Sheldon A. Key, President and Secretary respectively, of Lamb Lake Development, Inc., personally appeared before me and acknowledged the execution of the foregoing indenture, for and in behalf of such corporation, as their duly authorized acts, this 16th day of September, 1966.
WITNESS my hand and Notarial Seal

s/Commission Expires 7-28-69

s/ Marthetta Baker

NOTARY PUBLIC

I, James O. Freese, hereby certify that I am a Professional Engineer, licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me in September, 1966, and that the monuments shown thereon actually exist, and that the location, size, type and material are accurately shown.

s/ James O Freese

James O. Freese
Reg. Engineer No. 4013
Reg. Land Surveyor No. 9960

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD 17th September, 1966.

s/ Marlin H Prince
Marlin Prince, Chairman

s/ Ray F. Hendricks
Ray Hendricks, Secretary

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 18th DAY OF March, 1967.

s/ John Griffith
John Griffith

s/ Victor Quillen,
Victor Quillen, Member George Herring,
Member

ENTERED FOR TAXATION THIS 20th DAY OF March, 1967

s/ Herbert R Whitaker
Herbert R. Whitaker, Auditor
Johnson County, Indiana

NO. 01196

Received for record this 20 day of March, 1967, at 1:25 PM., and recorded in Plat Book 6, Page No. 59.
Fee _____.

s/ Mary Lynn Kasting
Mary Lynn Kasting, Recorder
Johnson County, Indiana