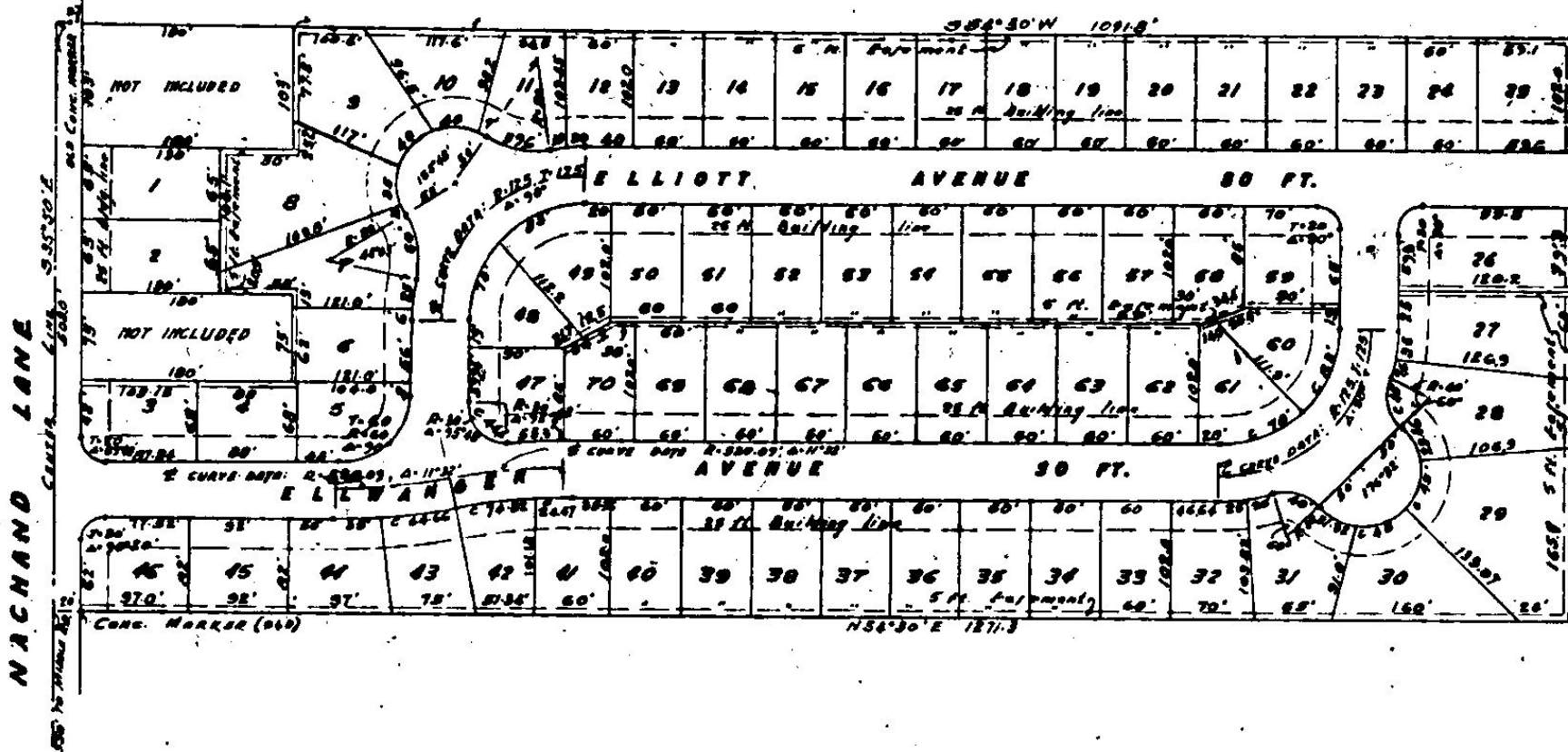


CLARK COUNTY, INDIANA
LYNNROSE SUBDIVISION

Being a part of Letter B in Grant No. 2 of the ILLINOIS GRANT, CLARK COUNTY, INDIANA: Beginning at a point in the center of Nachand Lane which is 580 feet North 35°30' West of the center of Middle Road; thence North 54°30' East 30 feet to a concrete marker at the northwest corner of UNITED STATES OF AMERICA HOUSING TRACT; thence continuing North 54°30' East along the northern line of said tract 271.5 feet, thence North 35°30' West 508 feet to the southern line of Highpoint Subdivision; thence South 54°30' West along the southern line of said subdivision 100 feet to a point 103.1 feet North 54°30' East of a concrete marker at the intersection of the southern line of said subdivision and Nachand Lane; thence South 35°30' East 103 feet, thence South 54°30' West 100 feet to east line of Nachand Lane; thence South 35°30' East along Nachand Lane 150 feet; thence North 54°30' East 100 feet; thence South 35°30' East 75 feet; thence South 54°30' West 180 feet to the east of Nachand Lane; thence South 35°30' East along Nachand Lane 200 feet to the place of beginning.



RESTRICTIONS

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 detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three 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 feet to any side lot line, except a garage or other outbuilding located 10 feet or more from the front lot line shall not be located nearer than 2 feet to any side lot line or rear lot line, nor on any setback on the rear or side of any lot.
5. No dwelling shall be permitted on any lot in this whose ground floor area of the main structure, exclusive of one story open porches and garages, shall be less than 670 square feet in the case of a one story structure nor less than 670 square feet in the case of a one and one-half, two or two and one-half story structure.
6. No trailer, basement, tent, shack, barn or other outbuilding erected on any 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 walls shall be erected on any lot or lots between the building line 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 5 feet.
8. No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there on which may be 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 on the owners of any lot, their heirs, executors, administrators and assigns, and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
10. Enforcement shall be by proceedings at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation 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 provisions which shall remain in full force and effect.

DEDICATION

We, the undersigned, owners of the above described tract hereby declare the within to be a subdivision of said real estate. All streets are dedicated to public use.

Benjamin C. Gentry
BENJAMIN C. GENTRY, TRUSTEES
Bill Gaudreau, Ben S. Sec.
BILL GAUDREAU, BEN S. SEC., REPRESENTATIVES OF YOUNG HOMES CORPORATION

STATE OF INDIANA
COUNTY OF CLARK
Before me a notary public in and for said state and county personally appeared
BENJAMIN C. GENTRY & BILL GAUDREAU, BEN S. SEC., REPRESENTATIVES OF YOUNG HOMES CORPORATION

This day of DEC. 1951 and acknowledged the execution of the within plat.

Wm. J. Gentry
W. J. GENTRY, NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 16, 1952

I hereby certify that I have made the survey for the above described tract and subdivided it into lots as shown.

A. E. Graybeard
A. E. GRAYBEARD
CIVIL ENGINEER

DUEY ENTERED FOR TAXATION

DEC 13 1951

Wm. J. Gentry
W. J. GENTRY
AUDITOR CLARK COUNTY

FILED & RECORDED
This 18 day of Dec 1951
A. M. Gentry
RECORDER, CLARK COUNTY

ENTERED FOR TAXATION
This day of 1951

AUDITOR, CLARK COUNTY

APPROVED
This day of 1951

BOARD OF PUBLIC WORKS & SAFETY

APPROVED
This day of 1951

Wm. J. Gentry
W. J. GENTRY
Bill Gaudreau
BILL GAUDREAU
Ben S. Sec.
BEN S. SEC.
PLANNING & ZONING COMMISSION

Recorded by Record
Book 11-2016-24
Page 121
MIDLAND COUNTY
RECORDS & CLERK

See map. Record 22 Page 366.