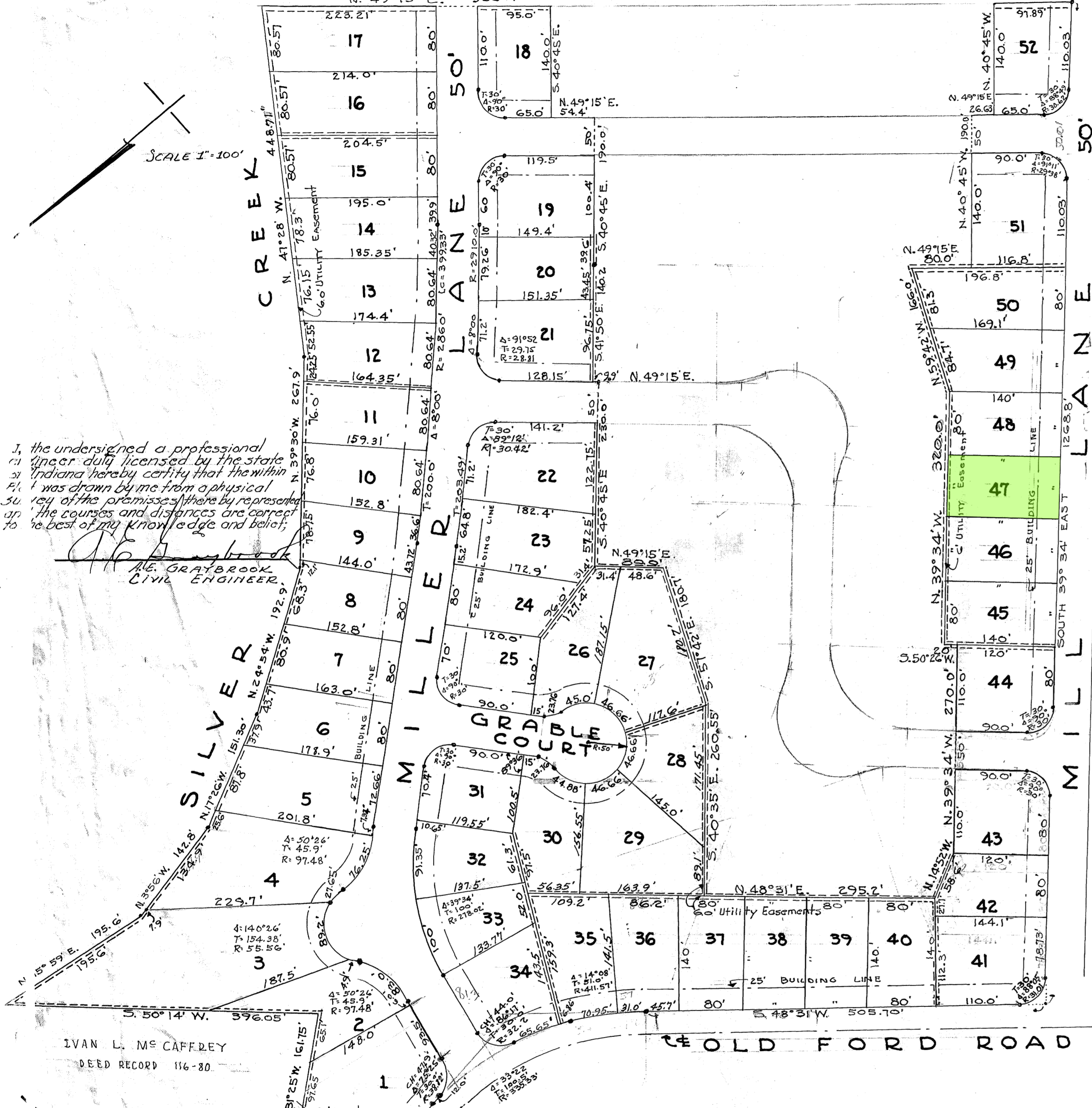


FLOYD COUNTY, INDIANA
BELLEMEADE SUBDIVISION

PLAT NO. 750

CLARENCE GREER PROPERTY
 N. 49° 15' E. 368.21'



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, where by represented the courses and distances are correct to the best of my knowledge and belief;

A. E. Gratzbrook
 A. E. GRATBROOK
 CIVIL ENGINEER.

IVAN L. McCAFFREY
 DEED RECORD 116-80

APPROVED
 This 9th day of May, 1961

F. J. Beaucond
 CITY CONTROLLER; F. J. BEAUCOND

Raymond W. Woodward
 CITY ATTORNEY; RAYMOND WOODWARD

A. E. Gratzbrook
 CITY ENGINEER; A. E. GRATBROOK

BOARD OF PUBLIC WORKS & SAFETY
 NEW ALBANY, INDIANA

APPROVED
 This 14th day of May, 1961

W. A. Jackman
 PRESIDENT; W. A. JACKMAN

H. L. Rogers
 ATTEST; H. L. ROGERS

PLANNING & ZONING COMMISSION
 NEW ALBANY, INDIANA

ENTERED FOR TAXATION
 This 23rd day of May, 1961

Henry Perry
 AUDITOR; HENRY PERRY

FILED & RECORDED
 This 22nd day of May, 1961

Joseph A. Freiberg
 RECORDER; JOSEPH A. FREIBERGER

PROTECTIVE COVENANTS

- All lots in this plat shall be known and described as residential lots.
- Only one residential dwelling unit shall be permitted upon each lot.
- 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 stories in height and a private garage for not more than two cars.
- No building shall be located nearer to the front lot line or side street line than the building line shown on the plat, nor nearer than 5 feet to the dividing line between lots nor on any easements on the rear of any lot.
- 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 1050 square feet.
- No trailer, basement, tent, shack, barn or other out building erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of any structure of a temporary character be used as a residence.
- No fence or wall shall be erected on any lot or lots, between the front lot line and the rear of the residence, nor shall any fence or wall be located on any other part of the lots of this plat higher than 4 feet.
- No noxious or offensive trade or 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.
- The covenants, conditions and restrictions herein contained shall run with all of the lots or parts of lots of this plat, and shall be binding on all 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 owners of the lots has been recorded agreeing to change said covenants in whole or in part.
- Enforcement shall be by proceeding at law or in equity against any persons violating or attempting to violate any of these covenants either to restrain violation or to recover damages.
- Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- No building shall be erected, placed, or altered on any building plot in this subdivision until the building plans, specification, and plot plan showing the location of such building, has been approved in writing as to conformity and harmony of exterior design with existing structures in the subdivision and as to the building with respect to topography and finished ground elevation, by a committee composed of Leo C. Miller, George Grable, and Donald McCartin, or by a representative designated by a majority of the members of said committee, in the event of death or resignation of any member of said committee, the remaining member or members, shall have full authority to approve or disapprove such design and location or designate a representative with like authority in the event said committee or its designate representative fails to approve or disapprove such design and location within 30 days after said plans and specification have been submitted to it, or in any event if no suit to enjoin the erection of such building or the making of such alteration has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. Neither the members of such committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. The powers and duties of such committee, and of its designated representatives shall cease on and after 25 years from date of recording of this plat unless extended as stated in restrictions No. 9 hereof. There after the approval described in this covenant shall not be required unless prior to said date and effective thereon, a written instrument shall be executed by the then recorded owners of a majority of the lots in this subdivision and duly recorded appointing a representative(s) who shall thereafter exercise the same powers previously exercised by said committee.

DESCRIPTION

Being a part of Letter 'A' of No. 30, Illinois Grant, Floyd County, Indiana and being more fully described as follows:
 Beginning at an iron pipe at the intersection of the Northeast line of Mill Lane and the South east line of the Old Ford Road (said 1/2 lines being 250 feet from the center lines of said Roads), Thence running South 39° 34' east along the Northeast line of Mill Lane 1268.8 feet to an iron pipe on the Northern line Clarence Greer's tract as recorded in Deed Record page of the Floyd County, Indiana records; Thence North 49° 15' east along the Northern line of Greer's tract for 91.89 feet to an iron pipe; Thence North 40° 45' west 140.0 feet to an iron pipe; Thence North 49° 15' east 66.63 feet to an iron pipe; Thence running North 40° 45' west 190.0 feet to an iron pipe; Thence North 59° 42' west 166.6 feet to an iron pipe; Thence North 39° 34' west 320.0 feet to an iron pipe; Thence South 50° 26' west, 20.0 feet to an iron pipe; Thence North 39° 34' west 270.0 feet to an iron pipe; Thence North 14° 52' west, 58.6 feet to an iron pipe; Thence North 48° 31' east, 295.20 feet to an iron pipe; Thence running South 40° 35' east, 240.55 feet to an iron pipe; Thence South 57° 42' east, 180.7 feet to an iron pipe; Thence North 49° 15' east, 80.0 feet to an iron pipe; Thence South 40° 45' east 230.0 feet to an iron pipe; Thence North 49° 15' east 99 feet; Thence South 41° 50' east, 140.2 feet; Thence South 40° 45' east, 190.0 feet; Thence North 49° 15' east, 54.4 feet; Thence South 40° 45' east 140.0 feet to an iron pipe on the Northern line of the above mentioned Greer's tract; Thence North 49° 15' east, 368.21 feet to an iron pipe; Thence North 47° 28' west 448.71 feet; Thence North 39° 30' west 267.9 feet; Thence North 24° 54' west, 152.9 feet; Thence North 17° 26' west 151.3 feet; Thence North 3° 56' west 142.8 feet; Thence North 15° 59' east, 195.6 feet to a point on the Southern line of Ivan McCaffrey's tract as recorded in Deed Record 116 pp. 80; Thence South 50° 14' west 396.05 feet; Thence North 31° 25' west, 161.75 feet; Thence South 60° 13' west, 125.80 feet to a point on the Southeastern line of Old Ford Road (said Southeastern line being 250 feet from the center line) Thence South 0° 41' west along said line of Old Ford Rd. 80.85 feet; Thence along an arc of a Curve which has a radius of 335.33 feet at a tangent of 100.5 feet, a central angle of 33° 22' and whose chord bears South 17° 22' west 112.24 feet; Thence continuing along Old Ford Road and along an arc of a curve which has a radius of 411.59 feet, a tan. of 510.6 feet, a central angle 14° 08' and whose chord bears South 4° 27' west 102.6 feet; Thence continuing along said line of said Road South 48° 31' west 505.70 feet to an iron pipe at the intersection of the SW line of Mill Lane and Old Ford Road the place of beginning. Containing 22.0 acres, more or less.

OWNER'S DEDICATION

We, the owners of the within plat, hereby make and declare the subdivision to be a subdivision of the real estate described above, the streets shown are hereby dedicated to the public for highway purposes.

M & G DEVELOPMENT CORP.

Les C. Miller *George A. Grable*
 PRESIDENT SECRETARY

STATE OF INDIANA SS;
 COUNTY OF FLOYD

Before me, a Notary Public in for said State and County, personally appeared before me on this 22nd day of May, 1961, and acknowledge the execution of the foregoing affidavit,
Donald E. McCartin
 NOTARY PUBLIC

My Commission Expires, May 5th 1963

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