

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:

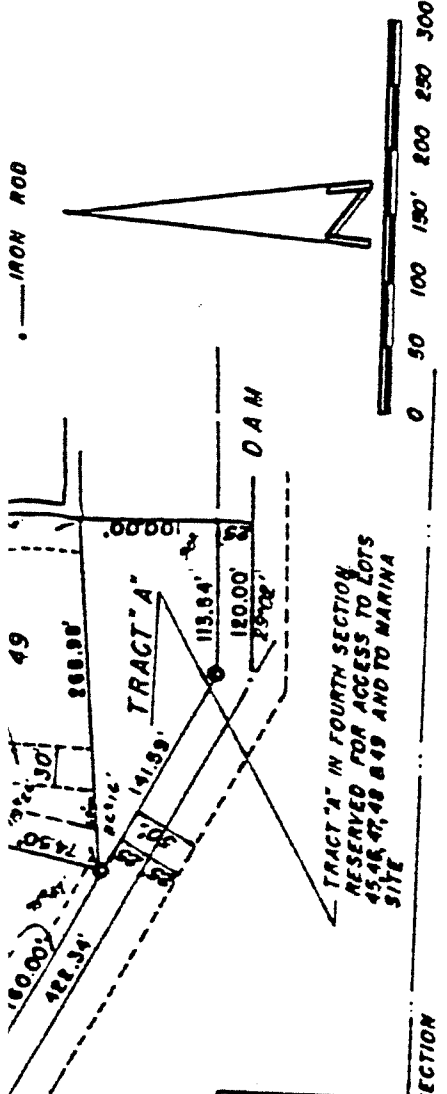
A PART OF THE NORTH HALF OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH WITH THE WEST LINE OF SAID QUARTER SECTION 1343.16 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EASTERLY WITH THE SOUTH LINE OF SAID QUARTER SECTION 371.66 FEET TO THE CENTER OF CALLOW ROAD; THENCE NORTHEASTERLY WITH THE CENTER OF SAID ROAD ON A LEFT DEFLECTION OF 27 DEGREES 35 MINUTES 231.42 FEET; THENCE CONTINUING NORTHEASTERLY ON A RIGHT DEFLECTION OF 4 DEGREES 25 MINUTES 171.30 FEET; THENCE CONTINUING NORTHEASTERLY ON A RIGHT DEFLECTION OF 7 DEGREES 24 MINUTES 207.75 FEET; THENCE CONTINUING NORTHEASTERLY ON A RIGHT DEFLECTION OF 22 DEGREES 55 MINUTES 200.00 FEET; THENCE EASTERLY ON A RIGHT DEFLECTION OF 12 DEGREES 45 MINUTES 188.42 FEET; THENCE SOUTHEASTERLY ON A RIGHT DEFLECTION OF 24 DEGREES 6 MINUTES 427.34 FEET; THENCE EASTERLY ON A LEFT DEFLECTION OF 90 DEGREES 00 MINUTES 120.00 FEET; THENCE NORTHERLY ON A LEFT DEFLECTION OF 90 DEGREES 00 MINUTES 125.00 FEET TO A POINT THAT IS 10 FEET FROM AND ABOVE TERRESTRIAL CONTOUR 780 BASED ON U.S.G.S. DATUM; THENCE WESTERLY AND NORTHERLY ABOVE, PARALLEL TO AND 10 FEET FROM SAID TERRESTRIAL CONTOUR 780 TO A POINT THAT IS 458.70 FEET, ABOVE, PARALLEL TO THE PLACE OF BEGINNING; THENCE WEST 458.70 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT, CONTAINING 35.43 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

OR BEGINNING OF THIS DESCRIBED TRACT, CONTAINING 35.43 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "LAMB LAKE ESTATES", FOURTH 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 ERRECTED, 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 COMPINED 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 PERMANY OR OTHER STRUCTURES ARE TO BE ERRECTED 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 STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, 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 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 LIMITATIONS 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.



CURVE DATA

DELTA	RADIUS	TANGENT	LENGTH
64°	75.00'	44.99'	63.77'
	100.00'	62.45'	111.70'
	143.00'	78.11'	139.62'
49°30'	70.00'	38.27'	60.47'
	92.00'	43.80'	82.07'
	120.00'	55.32'	103.67'

CENTER SECTION
34-11-1

0 50 100 150' 200 250 300

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 CREATED, 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 REVISE 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 13, 14, 16, 17, 26, 27, 28, 29, 31, 32, 33, AND 34 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. LOTS 49, 48, 47 AND 46 ARE SUBJECT TO A THIRTY FOOT EASEMENT OF THE SAME REASON.

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.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF LAMB LAKE DEVELOPMENT, INC., FOR AND IN BEHALF OF SUCH CORPORATION, THIS 20th DAY OF APRIL, 1968.

LAMB LAKE DEVELOPMENT, INC.

BY James A. Key, PRESIDENT

ATTEST:

Sheldon A. Key, SECRETARY

STATE OF INDIANA }
COUNTY OF JOHNSON }

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS 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 INSTRUMENT, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 20 DAY OF APRIL, 1968.

WITNESS MY HAND AND NOTARIAL SEAL

MY COMMISSION EXPIRES July 26, 1967

James O. Freese
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 APRIL 1968, 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
APRIL 17, 1968.

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 April 25, 1968, 1968.
Harlin Prince, CHAIRMAN

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 27 DAY OF APRIL, 1968.

John Griffith, CHAIRMAN
Victor Quillen, MEMBER
George Warrington, MEMBER

ORDERED FOR TAXATION THIS 2nd DAY OF May, 1968.

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

NO. 122-4

RECEIVED FOR RECORD THIS 2 DAY OF May, 1968, AT 8:30 A.M., AND RECORDED IN PLAT BOOK 6, PAGE NO. 18.

REC. 7.88

Mary Louise Hastings
MARY LOUISE HASTINGS, RECORDER
JOHNSON COUNTY, INDIANA