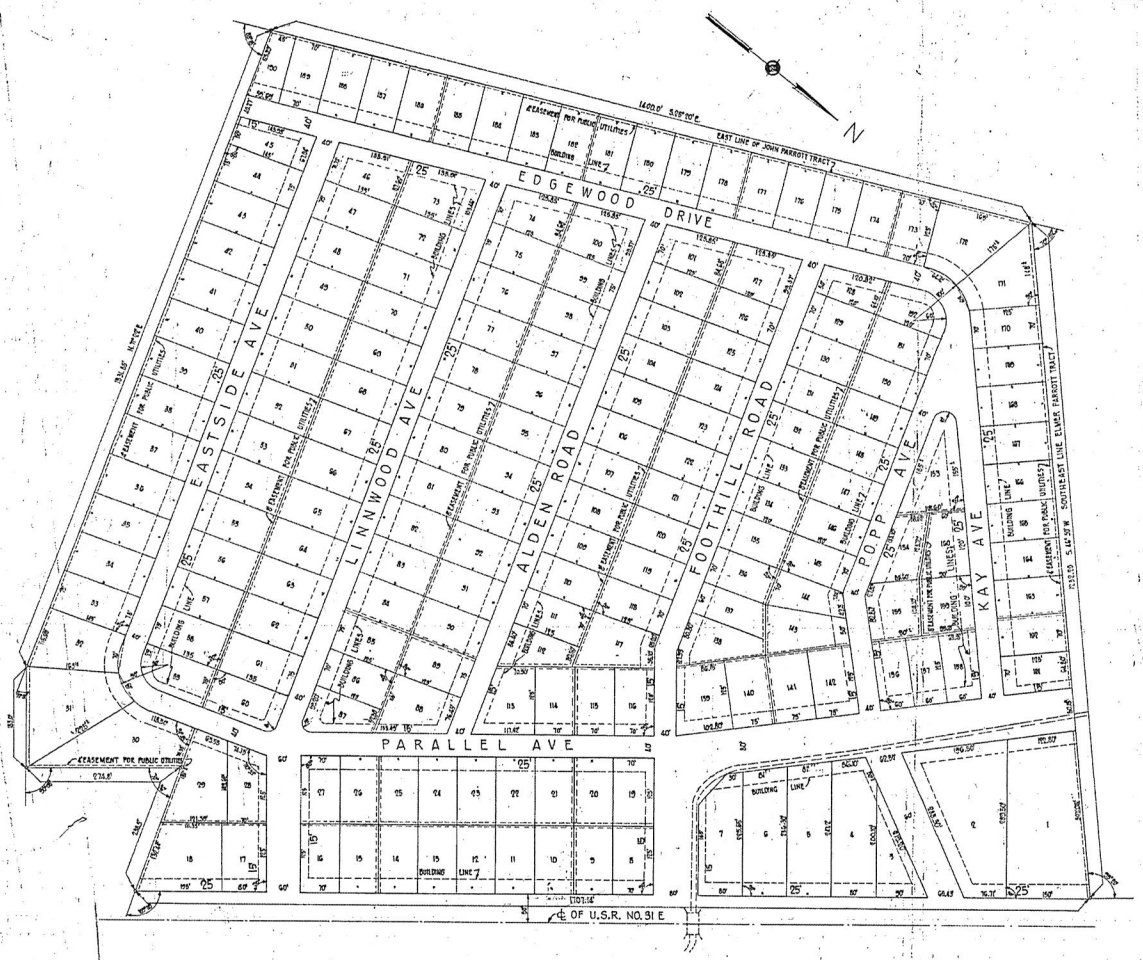

CRESTON ADDITION

SCALE 1" = 100'

CRESTON ADDITION

An Addition to the Town of Sellersburg, Ind.

DESCRIPTION: A part of the tract of land located in Clark County, State of Indiana, conveyed by Robert L. Kesler and Annie M. Kesler, his wife, to Ehringer Construction Company of Clark County by a deed dated July 8, 1950 and recorded on Pages 543-544 in Deed Record No. 167, in the Recorder's office of Clark County, Indiana, and more particularly described as follows:- Beginning at a point in the northerly line of the above described tract, said point being Fifty (50.0) feet southwestward from the center line of U.S. Federal Highway No. 31E (measured at right angles to said center line); thence running southwestwardly on said northerly line One thousand two hundred thirty two and two tenths (1232.2) feet to the northcorner of the John Parrott tract; thence south twenty five degrees twenty minutes (25°20') east on the east line of the John Parrott tract One thousand four hundred (1400.0) feet; thence north seventy one degrees twenty two minutes (71°22') east One thousand two hundred thirty one and eighty five hundredths (1231.85) feet; Thence deflecting twenty degrees thirty one minutes (20°31') to the left and continuing on a straight line a distance of One hundred and eighty three (183.0) feet; thence deflecting ninety degrees and eight minutes (90°08') to the left and continuing on a straight line a distance of Two hundred seventy four and eight tenths (274.8) feet; thence deflecting One hundred nine degrees and twenty four minutes (109°24') to the right and continuing on a straight line two hundred thirty eight and five tenths (238.5) feet to a point, which point is Fifty (50.0) feet southwestward from the center line of U.S. Federal Highway No. 31E (measured at right angles to said center line); thence running northwestwardly on a straight line parallel to and Fifty (50.0) feet distant from said center line to the place of beginning; a distance of One thousand seven hundred and seven and fourteen hundredths (1707.14) feet, to the place of beginning. Said tract estimated to contain 53.5 Acres, more or less.

RESTRICTIONS

1. All lots shall be used for residential purposes only, excepting lots, One (1), Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7) which are designated as "Neighborhood Commercial Area". On residential lots not more than one single dwelling house and one private garage shall be erected on any lot and any dwelling house erected shall have a first floor area of not less than seven hundred and fifty (75 C) square feet.

2. No building shall be erected upon any easement designated on the plat. The easements designated on the plat are reserved for the locations of sewers, water lines and other public utilities, over, above and below the ground.

3. No building shall be located closer to the front property line than indicated on the plat or nearer than five (5) feet to the side property lines; except where one person owns more than one lot, in which case the tract owned may be considered as one lot for the purposes of these restrictions.

4. No outside toilets or privies shall be permitted on any lot in the addition.

5. No bill boards, outside advertising, display or other signs or advertising devices of any kind shall be erected or used upon any lot or part thereof except upon those designated as "Neighborhood Commercial Area".

6. These restrictions are intended to be covenants running with the land and shall inure to the benefit of and shall be binding upon the owners of any and all real estate residing in the Addition.

7. No action may be instituted for violation of any of the above restrictions after a period of one (1) year has elapsed from the beginning of such violation.

No, Wm. J. Ehringer and George F. Haas doing business as the Ehringer Construction Company and Alice Jane Ehringer, wife of Wm. J. Ehringer, and Mary J. Haas, wife of George F. Haas, do hereby certify that the annexed plat is a true plat of Creston Addition to the Town of Sellersburg. That the lots are designated by numbers as shown on the plat and are of dimensions indicated by figures denoting feet and decimal part thereof. And the streets are of widths shown thereon by figures. The streets as shown on the plat are hereby dedicated to the public for use as such.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands, this 2 day of August 1951

Wm. J. Ehringer
Alice Jane Ehringer
George F. Haas
Mary J. Haas

STATE OF INDIANA
Clark County S S

Before me, a Notary Public in and for said County and State, personally appeared Wm. J. Ehringer and George F. Haas, doing business as the Ehringer Construction Company and Alice Jane Ehringer wife of Wm. J. Ehringer and Mary J. Haas, wife of George F. Haas, and acknowledged the execution of the forging plat of Creston, an addition to the Town of Sellersburg, Indiana.

WITNESS my hand and Notarial Seal, this 2 day of August 1951

Myrtle Devrough
Notary Public

My Commision expires March 24, 1955

I hereby certify this plat to be true and accurate as to description and dimension.

Dated this 2 day of August 1951

Paul R. White
Registered Professional Engineer

EXAMINED AND APPROVED
this 2 day of August 1951

William Binger
Louis Dold Jr
Clifford Montgomery
Town Board of
Sellersburg, Indiana

Clark + Treas. Glenn Bettorff

FILED AND RECORDED
This 14 day of Dec, 1951
Plat Book 6 Page 128
By Kenneth Groth
Recorder, Clark County, Indiana

10631

ENTERED FOR TAXATION
this 14 day of Dec 1951
Geo Groher
Auditor, Clark County, Indiana

Received for Record
Tue 14 day of Dec 51
At 4:00 P.M.
Recorded in Plat Record
No. 6 Page 128 129
KENNETH GROTH
Recorder of Clark County

10631

6-128

C-6-128