



**CRESTON ADDITION**

SCALE 1" = 100'

**CRESTON ADDITION**  
An Addition to the Town of Sallaburg, Ind.

DESCRIPTION: A part of the tract of land located in Clark County, State of Indiana, conveyed by Robert L. Esler and Annie M. Esler, his wife, to Ehringer Construction Company of Clark County by deed dated July 8, 1950 and recorded on Pages 543-548 in Book Record No. 127, in the Recorder's office of Clark County, Indiana, and more particularly described as follows: Beginning at a point in the northern line of the above described tract, said point being fifty (50.0) feet southwest from the center line of one thousand two hundred thirty-two and two tenths (1232.2) feet said center line; thence running southwesterly on said northern line five degrees twenty minutes (52'20") east on the west line of the John Parrott tract one thousand two hundred thirty-one and eighty five hundredths (1231.85) feet; thence northerly one degree twenty-two minutes (1'22") east on the east line of the John Parrott tract one thousand four hundred (1000.0) feet; thence 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 and eighty degrees and twenty minutes (180°20') 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 southwest from the center line of one thousand two hundred thirty-two and two tenths (1232.2) feet to the place of beginning; a distance of one thousand seven hundred and seven and four tenths (1707.4) feet; to the place of beginning. Said tract estimated to contain 53.5 Acres, more or less.

- RESTRICTIONS**
- 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 real estate lots not more than one single dwelling house seven hundred and fifty (750) square feet.
  - 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.
  - 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.
  - No outside toilet or privies shall be permitted on any lot in the addition.
  - 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".
  - 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 existing in the Addition.
  - 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. W. J. Ehringer and George F. Haas doing business as the Ehringer Construction Company and Alice Jane Ehringer, wife of W. J. Ehringer, and Mary J. Haas, wife of George F. Haas, do hereby certify that the annexed plat is a true plat of Creston (by figures denoting feet and decimal parts thereof) and that the streets are of widths shown thereon by figures. The streets as shown on the plat are hereby dedicated to the public for uses 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, Ind.  
Before me, a Notary Public in and for said County and State, personally appeared W. J. Ehringer and George F. Haas, doing business as the Ehringer Construction Company and Alice Jane Ehringer, wife of W. J. Ehringer and Mary J. Haas, wife of George F. Haas, and acknowledged the execution of the foregoing plat of Creston, an addition to the Town of Sallaburg, Indiana.

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

My Commission expires March 15, 1957

I hereby certify this plat to be true and accurate as to description and dimension,  
Dated this 2 day of August 1951.

EXAMINED AND APPROVED  
this 2 day of August 1951

*Myrtle Stueaugh*  
Notary Public

*Paul R. White*  
Registered Professional Engineer



*William Binger*  
*James Dald*  
*Cliff Montgomery*  
Town Board of  
Sallaburg, Indiana  
*Clark & Haas - James Bittorf*

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

10631

ENTERED FOR TAXATION  
this 14 day of Dec 1951  
*Geo. E. Scherer*  
Auditor, Clark County, Indiana

By *John W. Gault*  
In 4 day of Dec 1951  
at 5:00 P.M.  
at *Sallaburg, Ind.*  
Book 6 Page 128-129  
KENNETH C. SMITH  
Recorder of Clark County

10631