

DEDICATION OF ROADS

1069

All that part of the real property included within the plat and shown and designated as being intended for use as public roads is hereby granted and dedicated to the public for the public uses and purposes regularly attributed thereof.

EASEMENTS

A strip of ground of the even width of Five (5) feet off of each lot adjacent to the public roads hereinabove dedicated is hereby reserved for the use of public utilities on and over which no structures shall be erected or maintained. A strip of ground of the even width of Fifteen (15) feet off of all lots touching the shore line of Somerset Lake and adjacent to said Somerset Lake, is hereby reserved for a flowage easement.

USE

No lot or any part thereof shall ever be used in any way for business or commercial purposes.

Any use and all construction and sanitation provided in connection therewith shall comply with the laws, ordinances, rules and regulations of the State of Indiana and Brown County, Indiana, and their respective boards, commissions and agencies.

The use of house trailers and other types of temporary housing facilities alone or in conjunction with any other structures shall be prohibited.

The area shall not be used for game hunting or target practice with any type of fire arms.

BUILDING RESTRICTIONS

Only One (1) permanent type residential housing unit of exterior construction other than concrete block shall be erected per each lot as the same are platted in this sub-division. Each of said units will be modern with inside plumbing, contain a minimum of One Thousand (1000) square feet, be no larger than a two family unit, be erected no closer than Twelve (12) feet to an adjoining lot line; and, if a central heating system is provided, it shall be of the oil or gas fired type.

We, the undersigned, owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as Somerset Lake - Third Addition, a sub-division of part of the Northwest quarter of Section 4, Township 8 North, Range 2 East in Brown County, Indiana.

William R. Badlwin
William R. Baldwin

Frank B. Jones
Frank B. Jones

Honey E. Baldwin
Honey E. Baldwin

Geraldine M. Jones
Geraldine M. Jones

R.H. Marlin
R.H. Marlin

Roxie E. Marlin
Roxie E. Marlin

STATE OF INDIANA, COUNTY OF BROWN, SS:

Personally appeared before me the undersigned Notary Public in and for said County and State, this 30th day of July, 1959, Frank B. Jones, Geraldine M. Jones, William R. Baldwin and Honey E. Baldwin, R.H. Marlin and Roxie E. Marlin, who acknowledge their execution of the above instrument for the purpose therein stated.

Witness my hand and seal this 30th day of July, 1959.

My Com. Exp: 4-11-60
(SEAL)

Len E. Bunger, Jr.
Notary Public

Prepared by Len E. Bunger, Jr., Atty. at Law, Bloomington, Ind.

I hereby certify that this is a true copy of the original instrument and was duly recorded this 11th. day of August, 1959. At 11:20 A.M.

Clayton Gray
Recorder Brown County
Indiana