

STOCKD

RESIDENTIAL SUBDIVISION CONSISTING SOUTH OF THE EEL RIVER IN S

RESTRICTIONS AND RESERVATIONS FOR STOCKDALE ESTATES WABASH CO., INDIANA

Each lot in STOCKDALE ESTATES is subject to the following restrictions:

- (a) Lots may only be used for residential purposes and only one single family dwelling, a private garage, and such other out building usual and incidental to the use of a residential lot may be constructed thereon.
- (b) No residence may be constructed on any lot unless such residence exclusive of open porches, attached garages, and basements shall have a living space area of less than 2000 square feet.
- (c) Main structures must have a minimum roof pitch of 6/12. Any lesser roof pitch must be approved by the developer(s) or a majority of the lot owners of Stockdale Estates.
- (d) Not more than one accessory, or out-building will be permitted without approval of the developer(s) or a majority of the lot owners of Stockdale Estates.
- (e) Buildings will be erected according to Section 4 of the Wabash County Master Plan.
- (f) A garage large enough for at least two average size automobiles (400 square feet) is to be integrated into the architectural design of each residence.
- (g) Lots may not be subdivided into two or more building sites.
- (h) No trailer, shack, tent, basement, garage, or other out building may be used at any time as a residence, temporary or permanent, nor may any structure of a temporary character be used as a residence.
- (i) All un-licensed vehicles shall be kept inside of a building.
- (j) This residential subdivision is located in the midst of real estate used under farming and agricultural purposes. Therefore individual lot owners of Stockdale Estate will not object to, petition against, and / or file a lawsuit for damages or injunctions, or for other equitable relief against the owners or operators of the surrounding farm real estate in connection with normal agricultural uses. These uses include, but are not limited to, spreading of manure, affluent, waste products, fertilize, chemicals and the like, as long as such uses are within the applicable state and local laws, rules, and regulations.
- (k) Any variation from these restrictions and reservations for Stockdale Estates must be approved by the developer(s), or by the owners of at least four lots.

LAND SURVEYORS CERTIFICATE

I, John Henry Stephens, hereby certify that I am a registered land licensed in compliance with the laws of the State of Indiana, that correctly represents a survey completed by me in May 4, 1999, that monuments shown thereon actually exist; and that the location, size, and material of said monuments are accurately shown.

CONSTRUCTION
STARTED BELOW THE

JOHN HENRY STEPHENS

A 16 2

LEGEND:

B/L BUILDING SETBACK LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT

DEED OF DEDICATION

We, the undersigned, Kraig Musselman, Kevin Musselman and Keith Musselman, owner of said real estate shown and described herein, do hereby certify that that we have laid off, platted and subdivided, and do thereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as STOCKDALE ESTATES, an addition to the County of Wabash, Indiana. All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side building lines are hereby established as shown on this plat, between which lines are the property lines of the street, there shall be erect or maintained no building or structure.

There are strips of ground varies in width as shown on this plat marked EASEMENTS, reserved for the use of public utilities for the installation of water and sewer mains, surface drainage, poles, ducts, lines and wires, and gas mains, subject to all times to proper authorities and to the easement herein reserved. no permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

The foregoing covenants, (or restrictions) are to run with the land and shall be binding on all parties and all persons claiming under them until, January 1, 2024, at which time said covenants, (or restrictions), shall be automatically extended for successive periods of ten (10) years unless change by vote of a majority of then owners of the building sites covered by these covenants, or restrictions, in whole or in part. Invalidation of any one of the foregoing covenants or restrictions, by judgement or court order shall in no way affect any of the other covenants or restrictions which shall remain in full force and effect.

The right to enforce, these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our Hands and Seals this 10th day of May, 1999.

Kraig Musselman
Kraig Musselman

Kevin S. Musselman
Kevin Musselman

Keith Musselman
Keith Musselman

State of Indiana)
) SS:
County of Wabash)

Before me the undersigned Notary Public in the County and State, personally appeared Kraig, Kevin and Keith Musselman, each separately and severally acknowledge execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this 10th day of May, 1999.

Tamera S. Vigar
(signature) Tamera S. Vigar

Resident of Wabash Co., IN
Commission expires 2-4-01

seal

COUNTY COMMISSIONERS CERTIFICATE

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 Wabash County, Indiana, at a meeting held on the _____, day of _____, 1999.