LEGAL DESCRIPTION

A subdivision in the South Half of Section 26, and in the North Half of Section 35, Township 38 North, Range 12 East, in Steuhen County, Indiana. More particularly bounded and described as follows

Commonoing at an iron stake in a public road, said:point being the Northwest corner of the South-east Quarter of the Southeast Quarter of the Southeast Quarter Section 1ine 90 feet to the point of beginning; thence south along the Quarter Section line 2167,3 feet to a railroad spike set in the South edge of pavement of the Orland Road; thence Northwesterly along the South edge of pavement of the Orland Road 300 feet to a point; thence South edge of pavement of the Orland Road 300 feet to a point; thence Southeasterly following the shore line of Lime Lake to an existing iron pipe said point being on the East Quarter section line of the Northwest Quarter of said Section 35; thence North or along the Quarter Section line 71.2 feet to a railroad spike; thence 8 89° 52' 30° W 93.5 feet to an iron stake; thence S 89° 52' 30° W 93.5 feet to an iron stake; thence S 89° 52' 30° W 34.6 feet to an iron stake; thence North or 172 feet to an iron stake; thence S 89° 52' 30° W 246.4 feet to an iron stake; thence North 0° 171 feet to an iron stake; thence North 10° 171 feet to

Containing therein 19.67 acres, more or less.

I, a Land Surveyor, Registered as required by law in the State of Indiana, certify that I have established the lots in the accompanying Plat in accordance with the true and established lines of the property described: Dimensions are shown in feet and decimals.

Lots are numbered from 1500R to 1505R, 1507R to 1515R and 1517R to 1541R

Swimming beach, park areas or service areas, are lettered L-18, M-1-M and M (Circled).

Indiana Registration No. 31067

We, the undersigned, Columbia Realty Corporation and Hulda Sayyer, it's President, and Hulda Sayyer, it's Secretary being the Owners of the real estate described on the above and depicted on the accompanying plat, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide, said real estate in accordance with the accompanying plat This subdivision shall be known and designated as Walden Woods Section IA. All streets, and other public areas shown and not hereto fore dedicated, are hereby dedicated to the public, subject to the restrictions recorded herewith. Herbert A. Underwood Registered Land Surveyor Indiana Registration No. 11067 Prepared by me and certified this a. Underwood No. 11067 STATE OF day of May J. 196 X

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

There are strips of ground of designed width shown on the plat and marked "easement", reserved for the use of public utilities for the installation of vator and sever mains, poles, ducts, lines and vires, subject at all times to the proper authorities and to the easements 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.

All lots in said subdivision shall be subject to and impressed with the covenants, agreements, easements, restrictions, limitations and charges bereinafter set forth; and shall be considered a part of the conveyance of any lot in said subdivision without being written therein.

E Witness our hands and seal this -673 day of

Before me, a Notary Public, in and for said County and State, personally appeared the above signed Columbia Realty Corp. by Jay P. Oppenheim, it's Fresident, and Hulda Savyer, it's Secretary and acknowledged, the execution of the foregoing detraction and the following Plat for the purposes and uses set forth, this Columbia Realty Corp.

By Example Gullery

Dix P. Oppenham President Hulda Sawyer Secretary State of Indiana) SS County of Wabash)

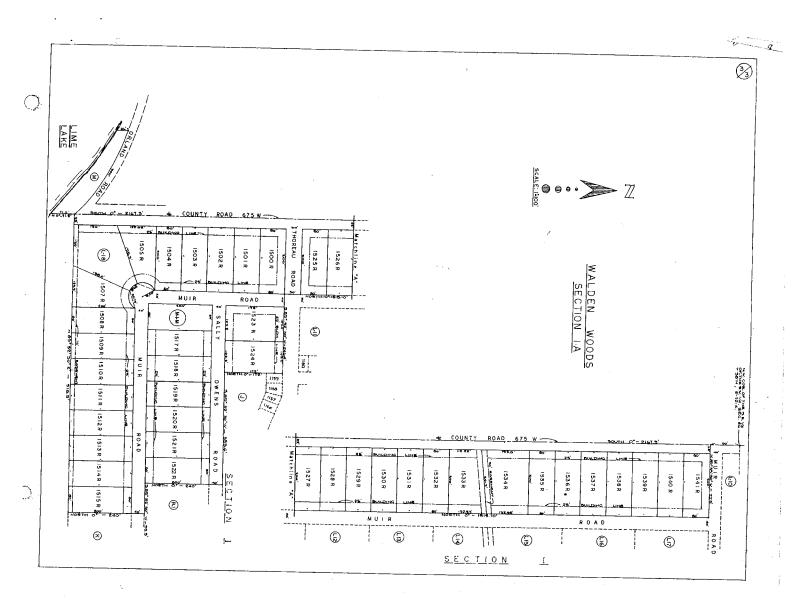
Rattie Fern Comer

My Commission expires

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WALDEN WOODS RESIDENCE LOTS RESTRICTIONS - SECTION LA

- 1. All requirements as set forth by any legally constituted public authority having jurisdiction over this property must be complied with or a legal variance from those requirements obtained. For information purposes the following permits are required as of the time of the recording of these restrictions:
- Permit to install a septic tank, sanitary system or water well issued by the Steuben County Health Department at Angola, Indiana
- (B) Permit from Columbia Realty Corp., its assigns and successors in interest prior to making any permanent improvement to any lot or prior to the planting of any trees or shrubbery thereon.
- (C) Permit from Columbia Realty Corp., its assigns or successors in interest prior to the construction of a driveway from any lot onto the roadway.
- No buildings shall be erected on any premises except a one family private residence, or private garage.
- 3. No portion of any building erected on any residential lot shall extend within twenty-five feet (25') of the front or back lot line, nor shall any portion of any building erected on any residential lot come closer to any side lot line than the dimension equal to 10% of the total lot's width.
- 4. No building less than 850 square feet in ground floor area excluding open porches and garages shall be erected or placed on any residential lot. No trailer or mobile living dwelling shall be allowed on any residential nor may any residential lot be used for camping.

 No residential lot shall be used other than for residential purposes and, in no event, shall.
- No residential lot shall be used other than for residential purposes and, in no event, shall any residential lot be used for commercial or industrial purposes.
- 6. Any structure or building erected or placed on any premises which is entirely constructed of wood shall have all exposed wooden surfaces stained or painted with at least two coats of stain or paint; all metal surfaces of stay structure so erected or placed shall be of aluminum or nonrusting material, or shall be maintained free of rust by painting.
- (\ensuremath{A}) Cement or masonry blocks may not be used above the foundation level of any structure.
- (B) Asphalt or asphalt type siding is prohibited.
- 7. The exterior portion of any integral portion of any structure erected on any lot shall be completed within 90 days of start and the whole structure, exterior wise as initially planned, within 15 months of initial start unless prior written consent of Columbia Realty Corp. is obtained. No standing piles of dirt or other trash shall be allowed to accumulate on any lot nor may any lot be used for the open storage of building materials for more than 90 days without the written consent of Columbia Realty Corp.
- (A) No automobile, truck, bus, school bus, or vehicle not in current use and running condition may be parked on any lot.
- No outside toilet or privy shall be constructed or permitted on any premises. No sanitary or ptic tank field shall be placed closer than fifty feet (50°) to any private water supply well, in 100 feet (100°) from any public water supply well.
- 9. With each lot in Section IA, there will be a companion campaite lot in Section I assigned thereto by Columbia Realty Corp. merely by including such campaite lot in Section I in any conveyances de- 96.0%. Divered by Columbia; Realty Corp. with respect to any lot or lots in Section IA. Thereafter said & 45.513 campaite lot in Section I shall be attached to said lot in Section IA and neither the campaite lot in Section I or the lot in Section IA may be mortgaged, leased, sold, or transferred in any manner separate and apart from each other.
- 10. No animals or poultry shall be kept or maintained on any premises except household pets.
- 11. No billboards or other advertising devices or signs shall be allowed on any lot, street, easement or other area in the subdivision.
- 12. Lot numbers L18, M-1-M, and M are reserved by Columbia Realty Corp. as a swimming beach, park area or service area for owners of lots in Walden Woods Section I and IA and such buildings which may be in keeping with these purposes may be placed thereon. At the option of Columbia Realty Corp. these lots may be deeded to the Walden Woods Community Association when formed or at any time thereafter.
- An easement as shown on the plat upon, under, and over the rear and side lines of lots; is reserved for the construction, installation, operation and maintenance of sewers, conduits, pipe lines.

electrical lines or other utilities or surface drainage structures as may be required for the bonefit and use of any lot owners in the subdivision. Columbia Realty Corp. reserves the right to add additional lot line easements to the julation surface drainage only should the same become necessary for the general benefit of the subdivision. Columbia Realty Corp., its assigns or successors in interest recerve the right, but shall not be obligated/to enter upon any vaccation unattended lot for the purpose of moving weeks or performing any order acts which it deems advisable to improve the appearance of such lot, without being deemed a trespasser.

- 14. These restrictions and covenants may be amended or rescinded by written instruments signed by the then owners of sixty per cent (60%) of the residence lots in Walden Woods Section IA except that any change in paragraphs 5, 9, or 12 shall also require sixty per cent (60%) of the owners in Walden Woods Section I plus the written consent of Columbia Realty Corp. Any such instrument of amendment woods Section I plus the written consent of Columbia Realty Corp. Any such instrument of amendment or rescission shall be filed or recorded in the office of the Recorder of Steuben County, Indiana.
- 15. Invalidation of any of the foregoing covenants (or restrictions), in whole or in part, by judgment or court order shall in no way effect any of the other covenants (or restrictions), which shall remain in full force and effect.
- 16. The legal right to enforce the provisions and restrictions numbers 1 to 15 inclusive in any court of competent jurisdiction by injunction, together with the right to cause removal of any structure or part threaf erected or maintained in violation hereof, is reserved to Columbia Realty Corp., its assigns and successors in interest.

Approval of foregoing dedication, protective restrictions, covenants, limitations, easements and accompanying Plat of Walden Woods Section IA.

Approved by County Sanitarian, Steuben County, Indiana this day of **Them. Afdam., This.** 1962.

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 Steuben County, Indiana, at a meeting

held on the $-(gT_{k}^{R})$ day of MH_{k}^{A} , 1968.

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