

D E D I C A T I O N

The undersigned, Max Cain and Jacqueline Cain, husband and wife, the owners of the above described real estate, do hereby certify that we do hereby lay off, plat and subdivide the same into lots in accordance with the above plat, the real estate described in the above and foregoing plat and certificate, the same to be known as "Cain's First Subdivision" of a part of the Southwest quarter of the Southeast quarter of Section 12, Township 12 North, Range 1 West, containing 9.66 acres, more or less.

The undersigned owners hereby establish the following restrictions, provisions and conditions as a part of said plat and subdivision, which are hereby made covenants to run with the land.

1. All parts of streets, roadways and drives, as shown on said plat, are hereby dedicated to the public and are for the use of the owners of the lots in said subdivision.
2. There are strips of ground twelve (12) feet in width, as shown on the within plat, which are reserved for public utilities for the installation of poles, lines, ducts, gas or water mains, laterals, sewers and open drains, subject at 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, but the owners shall take their title subject to the rights of the public utilities and subject to the rights of the owners of the other lots in this subdivision.

more than two cars, except as hereinafter provided.

4. No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1000 square feet for a one-story dwelling, nor less than 900 square feet for a dwelling of less than one story.

5. There is hereby established a front set back building line of fifty (50) feet measured at right angles to the front property line and a six (6) feet alley yard line in which no building or structure shall be erected or permitted to remain.

6. All waste from bathrooms, sinks and laundry tubs shall be treated through siphon traps or sewage traps and filtered into the soil in such a manner as to eliminate odors and shall comply with the regulations of the Indiana State Board of Health and all other proper state and municipal authorities.

7. No dumping of refuse, cartage or tin cans will be permitted.

8. No trailer or other portable device shall be erected, altered, placed or permitted to remain thereon and no such trailer, portable device, wagon or outbuilding shall be used as a residence thereon.

9. No animal shall be kept on any lot.

