

IN ADDITION TO THE CITY OF MUNCIE, INDIANA

THE UNDERSIGNED HEREBY CERTIFY THAT THE ANNEXED PLAT IS A TRUE AND CORRECT PLAT OF LAYNE CREST ADDITION, IN ADDITION TO THE CITY OF MUNCIE, INDIANA AND REPRESENTS CORRECTLY THE AMOUNT, LOCATION AND DIMENSIONS OF THE REAL ESTATE CONTAINED IN SAID ADDITION, AND THE LOTS THEREIN DESIGNATED, THE BOUNDARIES CONTAINED IN SAID ADDITION IS DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST AND PART OF THE CITY OF MUNCIE, BELAMAR COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5), TOWNSHIP TWENTY (20) NORTH, RANGE TEN (10) EAST; THENCE SOUTH EIGHTY-SEVEN (87) DEGREES, TWENTY-SEVEN (27) MINUTES, FIFTY-NINE (59) SECONDS WEST ALONG THE SOUTH LINE OF THE AFORESAID FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5), A DISTANCE OF FIFTEEN HUNDRED FORTY-NINE AND SIXTY-FIVE HUNDREDTHS (1549.65) FEET TO THE WEST RIGHT-OF-WAY LINE OF OSBORN AVENUE; THENCE SOUTH TWO (2) DEGREES, FIFTEEN (15) MINUTES EAST ALONG THE WEST RIGHT-OF-WAY LINE OF OSBORN AVENUE A DISTANCE OF TWO HUNDRED SEVENTY-SIX AND FIVE HUNDREDTHS (276.80) FEET; THENCE NORTH EIGHTY-SIX (86) DEGREES, THIRTY-TWO (32) MINUTES WEST A DISTANCE OF ONE HUNDRED TWENTY-FIVE AND EIGHTY-TWO HUNDREDTHS (125.83) FEET; THENCE NORTH ONE (1) DEGREE, FIFTY-FIVE (55) MINUTES, FORTY-FOUR (44) SECONDS EAST A DISTANCE OF THREE HUNDRED NINETEEN AND THIRTY-FIVE HUNDREDTHS (319.25) FEET TO THE NORTH LINE OF THE AFORESAID FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5), THE SAME LINE BEING ALSO THE CENTER LINE OF WEST WASHINGTON ROAD; THENCE SOUTH FORTY-FIVE (45) DEGREES, THIRTY-THREE (33) SECONDS WEST A DISTANCE OF FOURTEEN HUNDRED TWENTY AND SIXTY-NINE HUNDREDTHS (1426.60) FEET TO THE NORTHWEST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5); THENCE SOUTH TWO (2) DEGREES, FIFTEEN (15) MINUTES, FORTY-THREE (43) SECONDS WEST ALONG THE WEST LINE OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5), A DISTANCE OF FIFTEEN HUNDRED NINETEEN AND THIRTY-FIVE HUNDREDTHS (1519.49) FEET TO THE SOUTHWEST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION FIVE (5) AND THE POINT OF BEGINNING, CONTAINING FIFTY AND SEVEN HUNDREDTHS (50.07) ACRES.

RESTRICTIONS, CONDITIONS AND LIMITATIONS

SAID LAYNE CREST ADDITION, AN ADDITION TO THE CITY OF MUNCIE, INDIANA, IS LAID OUT AND PLATTED AND THE LOTS AND PARCELS OF LAND THEREIN SHALL BE SOLD, CONVEYED, OWNED AND HELD SUBJECT TO AND UPON EACH OF THE RESTRICTIONS, CONDITIONS AND LIMITATIONS, TO-WIT:

- EACH AND EVERY LOT IN SAID ADDITION SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY, EXCEPT THE BUILDINGS TO BE USED FOR EDUCATIONAL, RELIGIOUS, RECREATIONAL AND PALLIATIVE PURPOSES OR USES MAY BE ERRECTED OR MAINTAINED IN SUCH LOCATIONS AS MAY BE DESIGNATED BY THE UNDERSIGNED, AND EXCEPT THE DWELLING LOCATED ON LOT NUMBER TWENTY (20) IN SAID ADDITION MAY BE USED FOR AN OFFICE UNTIL ALL THE LOTS IN THE ADDITION ARE SOLD.
- ALL LOTS IN SAID ADDITION SHALL BE DESIGNATED AS SINGLE FAMILY RESIDENTIAL LOTS, AND NOT MORE THAN ONE (1) SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND ONE (1) PRIVATE GARAGE SHALL BE ERRECTED AND LOCATED ON ANY BUILDING PLOT OR ANY OF THE LOTS SO DESIGNATED.
- ANY DWELLING LOCATED ON A PLOT OR LOT DESIGNATED AS SINGLE FAMILY RESIDENTIAL LOTS SHALL HAVE THE FOLLOWING SQUARE FOOTAGE REQUIREMENTS:
  - THE LIVING AREA OF THE MAIN RESIDENTIAL BUILDING, EXCLUSIVE OF ONE (1) STORY, OPEN PORCHES AND GARAGES SHALL BE NOT LESS THAN SEVEN HUNDRED SIXTY-EIGHT (768) SQUARE FEET FOR A ONE STORY DWELLING, NOT LESS THAN FIFTEEN HUNDRED (1500) SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
  - NO DWELLING SHALL BE PERMITTED ON ANY LOT AT A COST OF LESS THAN EIGHT THOUSAND (\$8,000.00) DOLLARS FOR A ONE STORY DWELLING NOR A COST LESS THAN TWELVE THOUSAND (\$12,000.00) DOLLARS FOR A DWELLING OF MORE THAN ONE STORY, BASED UPON COST LEVELS PREVAILING ON THE DATE THESE COVENANTS ARE RECORDED, IT BEING THE INTENTION AND PURPOSE OF THE COVENANTS TO RESERVE TO THE OWNER A QUALITY OF WORKMANSHIP AND MATERIALS SUBSTANTIALLY THE SAME OR BETTER THAN THAT WHICH CAN BE PRODUCED ON THE DATE THESE COVENANTS ARE RECORDED AT THE MINIMUM COST STATED HEREIN FOR THE MINIMUM PERMITTED DWELLING SIZE.
- NO BUILDING SHALL BE ERRECTED OR LOCATED ON ANY LOT NEARER THAN TWENTY-FIVE (25) FEET FROM THE FRONT PROPERTY LINE OR NEARER THAN TWENTY-FIVE (25) FEET FROM THE SIDE PROPERTY LINE, WHERE THE SIDE PROPERTY LINE ADJUTS UPON A STREET, HIGHWAY OR ROAD AND NOT NEARER THAN FIVE (5) FEET FROM SAID PROPERTY LINE WHERE THE PROPERTY LINE DOES NOT ADJUT A STREET. NO BUILDING, FENCE OR OTHER STRUCTURE SHALL BE ERRECTED, BUILT OR LOCATED UPON ANY EASEMENT AS DESIGNATED ON THE PLAT.
- NO RESIDENTIAL DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT WHICH HAS AN AREA OF LESS THAN SEVENTY-TWO HUNDRED (7200) SQUARE FEET OR A WIDTH OF LESS THAN SIXTY (60) FEET AT THE BUILDING LINE OF SAID LOT.
- NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE (1) SQUARE FOOT, ONE SIGN FOR OR NOT MORE THAN FIVE (5) SQUARE FEET, ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
- NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT, EXCEPT THAT A DOG, CAT OR OTHER HOUSEHOLD PET MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE AND PROVIDED THAT THE OWNER OF ANY HOUSEHOLD PET SHALL BE RESPONSIBLE FOR THE PROPER CARE AND RESTRAINT OF SUCH HOUSEHOLD PET WITHIN THE LOT AREA UPON WHICH HIS DWELLING IS LOCATED. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, CASHEMATT, TENT, SHACK, GARAGE, BARN OR OTHER OUT BUILDING SHALL BE ERRECTED OR USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARY OR PERMANENTLY. NO NOISIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE RESIDENTIAL NEIGHBORHOOD.
- NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
- PROTECTIVE SCREENING AREAS ARE ESTABLISHED AS SHOWN ON THE RECORDED PLAT. EXCEPT AS OTHERWISE PROVIDED HEREIN, PLANTING FENCES OR WALLS SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF SUCH AREAS BY THE OWNER OR OWNERS OF THE LOTS AT THEIR OWN EXPENSE TO FORM AN EFFECTIVE SCREEN FOR THE PROTECTION OF THE RESIDENTIAL AREA. NO BUILDING OR STRUCTURE EXCEPT A SCREEN FENCE OR WALL OR UTILITIES OR DRAINAGE FACILITIES SHALL BE PLACED OR PERMITTED TO REMAIN IN SUCH AREA. NO SCREEN PLANTING OR FENCE OVER 30 INCHES HIGH IS PERMITTED BETWEEN THE FRONT LOT LINE AND THE BUILDING SET BACK LINE. NO VEHICULAR ACCESS OVER THE AREAS SHALL BE PERMITTED EXCEPT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SCREENING, UTILITIES AND DRAINAGE FACILITIES.
- NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES. NO TREES SHALL BE PERMITTED WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
- PRIOR TO JANUARY 1, 1970, NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY BUILDING LOT IN SAID ADDITION UNTIL THE BUILDING PLANS, SPECIFICATIONS AND PLOT PLAN SHOWING THE LOCATION OF SUCH BUILDING HAS BEEN APPROVED IN WRITING BY THE UNDERSIGNED OR BY A REPRESENTATIVE DESIGNATED BY EITHER, AS TO CONFORMITY AND HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES IN SAID ADDITION AND AS TO LOCATION OF THE BUILDING WITH RESPECT TO TOPOGRAPHY AND FINISHED GRADE ELEVATION.
- ANY SINGLE FAMILY DWELLING SHALL BE COMPLETED WITHIN A YEAR AFTER COMMENCEMENT THEREOF. NO USED BUILDING SHALL BE MOVED INTO SAID ADDITION AND PLACED UPON ANY LOT FOR RESIDENTIAL PURPOSES.
- EASEMENTS AND RIGHTS-OF-WAY OF THE RESPECTIVE WIDTHS AND AT THE RESPECTIVE LOCATIONS DESIGNATED ON THE PLAT ARE HEREBY EXPRESSLY RESERVED IN, UNDER, OVER AND ACROSS THE LOTS, STREETS, HIGHWAYS AND ROADS IN SAID ADDITION, WHICH SAID EASEMENTS AND RIGHTS-OF-WAY SHALL BE USED FOR THE CONSTRUCTION, LOCATION, OPERATION, MAINTENANCE, AND REPAIR OF STORM AND/OR SANITARY SEWERS AND DRAINS AND PIPES, PIPE LINES, POLES, WIRING, CONDUITS AND SUCH OTHER ATTACHMENTS AND EQUIPMENT AS MAY BE NECESSARY FOR THE TRANSMISSION OF GAS, WATER, ELECTRICITY, STEAM, TELEPHONE AND OTHER UTILITIES EITHER ABOVE OR BELOW THE SURFACE OF THE GRADE. SAID SAID EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR AND MAY BE USED BY THE UNDERSIGNED AND ANY MUNICIPAL, PUBLIC OR QUASI-PUBLIC CORPORATIONS ENGAGED IN PROVIDING, FURNISHING OR SUPPLYING ANY ONE OR MORE OF THESE PUBLIC UTILITIES.
- NO BUILDING SHALL BE PLACED NOR SHALL ANY MATERIAL OR REFUSE BE PLACED OR STORED ON ANY LOT WITHIN TWENTY (20) FEET OF THE PROPERTY LINE OF ANY PARK OR EDGE OF ANY OPEN WATER COURSE, EXCEPT THAT CLEAN FILL MAY BE PLACED NEARER PROVIDED THAT THE NATURAL WATER COURSE IS NOT ALTERED OR BLOCKED BY SUCH FILL.
- THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM SAID DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE EXTENDED AUTOMATICALLY FOR SUCCESSIVE PERIODS OF TEN (10) YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE TEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- IF SECTIONAL PLATS OF SAID ADDITION ARE SUBSEQUENTLY RECORDED, THE RESTRICTIONS, CONDITIONS AND LIMITATIONS, HEREIN CONTAINED, SHALL APPLY TO SAID SECTIONAL PLATS AND SHALL ENURE TO THE BENEFIT OF ALL OWNERS OF LOTS IN SAID ADDITION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE ERRECTED.

BOB LAYNE CONTRACTOR, INC.

Robert H. Layne  
ROBERT H. LAYNE, PRESIDENT

Mable A. Layne  
MABLE A. LAYNE, SECRETARY-TREASURER

STATE OF INDIANA, BELAMAR COUNTY, SS, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED ROBERT H. LAYNE AND MABLE A. LAYNE AND ACKNOWLEDGED THE ERRECTION OF THE ANNEXED AND FOREGOING INSTRUMENT AND PLAT OF LAYNE CREST ADDITION, AN ADDITION TO THE CITY OF MUNCIE, INDIANA. WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF April, 1960.

Notary Public

MY COMMISSION EXPIRES: March 20, 1962

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THIS INSTRUMENT TO BE ERRECTED.

John Franklin Beall, Lyle T. Brown, Vada V. Brown

STATE OF INDIANA, BELAMAR COUNTY, SS, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED JOHN FRANKLIN BEALL, LYLE T. BROWN AND VADA V. BROWN AND ACKNOWLEDGED THE ERRECTION OF THE ANNEXED AND FOREGOING INSTRUMENT AND PLAT OF LAYNE CREST ADDITION, AN ADDITION TO THE CITY OF MUNCIE, INDIANA. WITNESS MY HAND AND NOTARIAL SEAL THIS 24 DAY OF May, 1960.

Notary Public

MY COMMISSION EXPIRES: March 20, 1962

THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF MUNCIE, INDIANA HEREBY APPROVE THE FOREGOING PLAT OF LAYNE CREST ADDITION, AN ADDITION TO THE CITY OF MUNCIE, INDIANA. DATED THIS 22 DAY OF May, 1960.

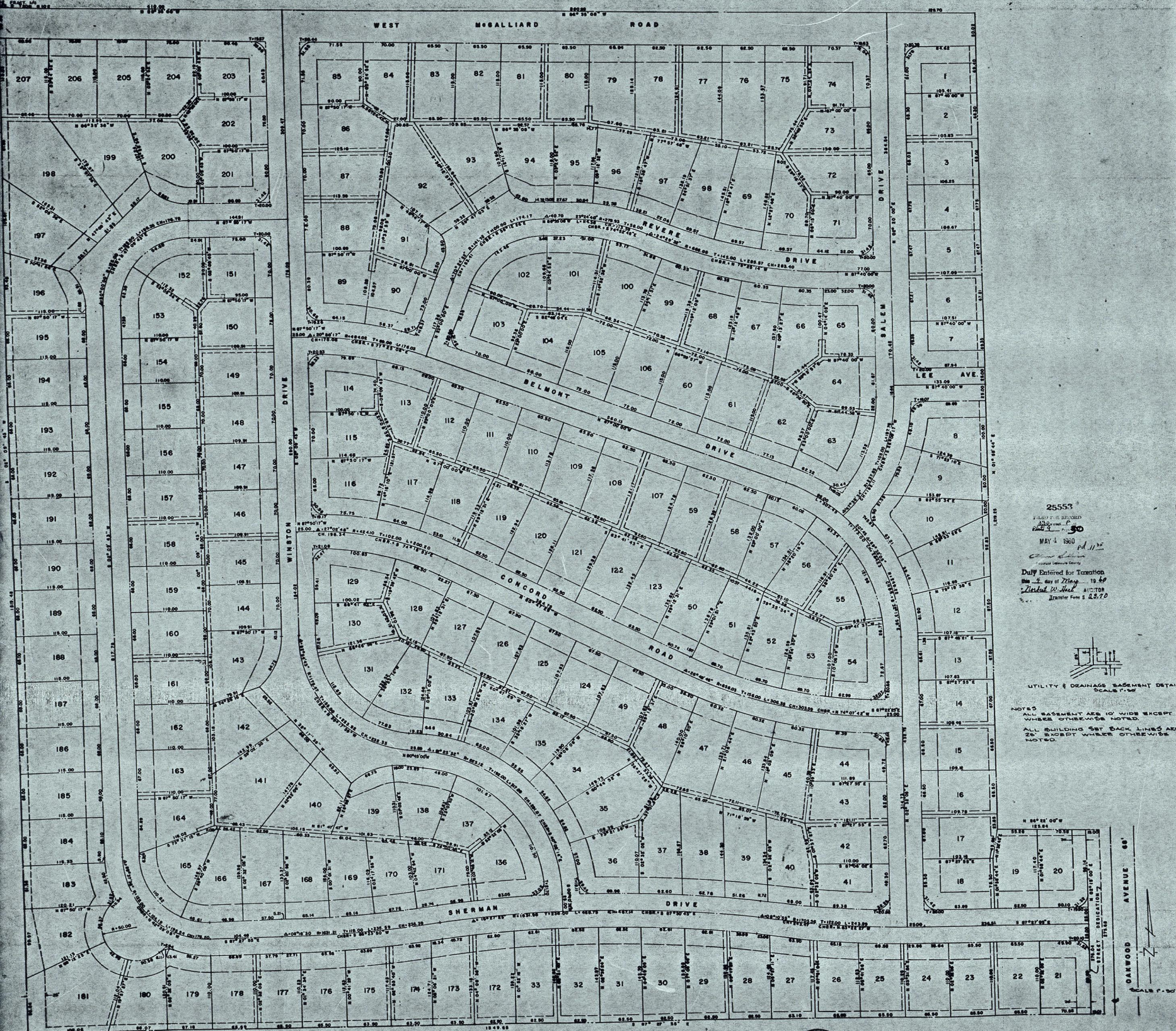
Stanley K. Osborne, PRESIDENT  
Harvey Helzer, SECRETARY  
Miles W. Co. Hensley, THIRD MEMBER

THE CITY PLAN COMMISSION OF THE CITY OF MUNCIE, INDIANA HEREBY APPROVE THE FOREGOING PLAT OF LAYNE CREST ADDITION, AN ADDITION TO THE CITY OF MUNCIE, INDIANA. DATED THIS 22 DAY OF May, 1960.

James W. Hillman, PRESIDENT  
Harvey Helzer, SECRETARY

FILED FOR RECORD  
2553 MAY 4 1960  
Notary Public

Duly Entered for Taxation  
this 4 day of May, 1960  
Notary Public



25553  
 Filed for Record  
 23rd May 1960  
 MAY 4 1960  
 Clerk  
 Muncie, Indiana  
 County Auditor  
 Duly Entered for Taxation  
 the 2 day of May 1960  
 Clerk  
 Auditor  
 Transfer Fee \$ 2.50

UTILITY & DRAINAGE BASEMENT DETAIL  
 SCALE 1" = 10'  
 NOTES  
 ALL BASEMENT ARE 10' WIDE EXCEPT  
 WHERE OTHERWISE NOTED.  
 ALL BUILDINGS SET BACK LINES ARE  
 20' EXCEPT WHERE OTHERWISE  
 NOTED.

**DEDICATION**  
 THIS IS TO CERTIFY THAT SAID BOB LAYNE CONTRACTOR, INC. A CORPORATION ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF INDIANA, THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND DEED OF PLAT SUBMITTED SIMULTANEOUSLY TO HEREBY AND MADE A DEED HEREOF BY HERSELF, DO HEREBY CELEBRATE LAYNE'S GREST ADDITION IN THE CITY OF MUNCIE, INDIANA, LAID OUT AS SHOWN ON THIS PLAT WITH ESTABLISHMENT OF LOTS, UTILITY AND DRAINAGE BASEMENTS AND STREETS, AS PROVIDED IN SAID DEED OF PLAT AND SAID ADDITION ALL STREETS SHOWN ON THIS PLAT NOT HEREOF DEDICATED TO THE PUBLIC ARE HEREBY DEDICATED TO THE PUBLIC FOR USE AS PUBLIC THROUGHWAYS.

STATE OF INDIANA, 23  
 COUNTY OF DELAWARE, )  
 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE THIS 23rd DAY OF MAY 1960, PERSONALLY APPEARED THE WITHIN NAMED ROBERT A. LAYNE, PRESIDENT AND HUBERT A. LAYNE, SECRETARY-TREASURER OF BOB LAYNE CONTRACTOR, INC. WHO ACKNOWLEDGED THE DELIVERY AND EXECUTION OF THE ANNEXED PLAT TO BE THEIR VOLUNTARY ACT AND DEED.  
 NOTARY PUBLIC (Delaware) My Commission Expires 12/31/62



**ACCEPTANCE OF PLAT**  
 THE ANNEXED PLAT AND DEED OF PLAT SUBMITTED HERewith, BY BOB LAYNE CONTRACTOR, INC. TO THE CITY OF MUNCIE, INDIANA, FOR RECORD AND APPROVED AND ACCEPTED AS A SUBDIVISION OF THE CITY OF MUNCIE, INDIANA, DEDICATED TO THE PUBLIC USE HEREBY ACCEPTED BY THE CITY OF MUNCIE.

**MUNCIE CITY PLAN COMMISSION**  
 PRESIDENT  
 SECRETARY

**CITY BOARD OF PUBLIC WORKS**  
 PRESIDENT  
 SECRETARY

**LAYNE GREST ADDITION**  
**BOB LAYNE CONTRACTOR INCORPORATED**  
**MUNCIE, INDIANA**  
**ANNEXED PLAT**  
 CLYDE E. WILLIAMS & ASSOC., INC.  
 PROFESSIONAL ENGINEER  
 SOUTH BEND INDIANAPOLIS