

FLOYD COUNTY, INDIANA  
SECOND ADDITION  
SHERWOOD PLACE  
PLAT NO. 761

SCALE: 1"=100'

DESCRIPTION

Being a part of No. 62 Illinois Grant, Floyd County, Indiana; more fully described as follows: one of the corner of No. 62 Illinois Grant running thence South 48°42' West along the line dividing No. 44 and No. 62 Illinois Grant 755.9 ft to a point in said Grant line said point being the southwest corner of Plot No. 710, running thence North 41°18' West along the west line of Plot No. 710 a distance of 120.0 ft to the south line of Brookwood Drive the true place of beginning of the tract to be herein described; thence continuing North 41°18' West along the west line of Plot No. 710, 592.0 ft; thence South 48°42' West 1235.0 ft; thence South 48°45' East 117.17 ft; thence North 48°42' East 192.63 ft; thence North 41°18' West 120.0 ft; thence North 48°42' East 935.0 ft. to the true place of beginning.  
Excepting therefrom: Lot No. 9 of Block No. 6 and Lot No. 1 and Lot No. 10 of Block No. 7 containing 26.5 Acres more or less

OWNERS DEDICATION

We, the undersigned, owners of the within plat, hereby make and declare this subdivision to be a subdivision of the real estate described above. The streets shown are hereby dedicated to the public for highway purposes.

STATE OF INDIANA S.S.  
Before me, a Notary Public, in and for said state of Indiana County, personally appeared before me, on this 20 day of February 1962 and acknowledged the execution of the foregoing Affidavit.  
My commission expires: July 2, 1962  
Lloyd Rogers

PROTECTIVE COVENANTS

- All lots in this plat shall be known and described as residential lots.
- Only one residential dwelling unit shall be permitted upon each lot.
- No building shall be located nearer to the front lot line or side street line than the building line shown, nor nearer than 10 ft. to the division line between lots.
- All buildings on each lot are to have connecting roofs.
- No outside walls of buildings are to be of concrete or similar blocks.
- Forty percent of all exterior walls are to be either brick or stone.
- No dwelling shall be permitted on any lot of this plat whose ground floor area of the main structure, exclusive of one story open porches and garages, is less than 960 square feet.
- All plans must be approved by the subdivision owners.
- All lots in front of the rear line of the plat, posts, and none are to extend in front of the rear line of the plat.
- No trailer, basement tent, shack, barn or other outbuilding erected on any lot shall be used at any time as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.
- The covenants, conditions and restrictions herein contained shall run with all lots, or parts of lots of this plat, and shall be binding on all owners of any lot, their heirs, executors, administrators and assigns. In event of violation of any of these restrictions, title would revert to the grantor, subject to any outstanding valid claim or mortgage.

ENGINEER'S CERTIFICATE

I, the undersigned, a professional engineer duly licensed by the state of Indiana, hereby certify that I have made the survey of the above described tract and subdivided it into lots as shown.

ROBERT E. CAMPBELL  
Civil Engineer

ENTERED FOR TAXATION

This 24th day of April 1962

Henry Perry  
Auditor  
FLOYD COUNTY, INDIANA

FILED AND RECORDED

This 23 day of April 1962

Joseph H. Treuting  
Recorder  
FLOYD COUNTY, INDIANA

APPROVED

This 20th day of February 1962

Frank Baucum  
City Controller  
Frank Baucum  
City Attorney  
Edward C. Campbell  
City Engineer

PLANNING & ZONING COMMISSION  
NEW ALBANY, INDIANA



4962