

**DEDICATION, PROTECTIVE RESTRICTIONS,
COVENANTS & EASEMENTS AS PART OF
THE PLAT OF
EAGLE GLEN, SECTION IV
AN ADDITION TO THE CITY OF
COLUMBIA CITY, WHITLEY COUNTY, INDIANA**

Eagle Glen Limited Liability Company by Ralph E. Biggs, it's Manager, hereby declare that they are the owners of the real estate shown and described in this plat and do hereby layoff, plat and subdivide said real estate in accordance with the information shown on the plat, being the certified plat attached hereto and incorporated herein. The subdivision shall be known as Eagle Glen, Section IV Addition to the City of Columbia City, Whitley County, Indiana.

The lots numbered 233 through 291, shall be known as the Eagle Glen Subdivision Section IV inclusive, and all dimensions are shown in feet and decimals of feet. All streets and easements specifically shown or described are hereby expressly dedicated to public use for their usual and intended purpose. Eagle Glen Golf Course is not a common area of the Eagle Glen Subdivision.

All of the restrictive covenants as recorded for the Eagle Glen Subdivision commonly known as Phase I, as recorded on September 1, 1994, shall expressly apply to Eagle Glen Section IV. Additionally the following minimum sq. ft. requirements are dedicated for the following lots. Dwellings erected on lots 233 through 238 and 287 through 291 shall have a minimum of 1,250 sq. ft. on the ground floor exclusive of open porches, breezeways, and or garage. In case of dwelling of more than one floor the minimum ground floor area is 900 sq. ft. and a minimum of 400 sq. ft. attached garage.

Dwellings erected on lots 239 through 253 and 280 through 286 shall have a minimum of 1,500 sq. ft. on the ground floor exclusive of open

porches, breezeways, and or garage. In case of dwelling of more than one floor the minimum ground floor area is 950 sq. ft. and a minimum of 400 sq. ft. attached garage.

Dwellings erected on lots 266 through 279 shall have a minimum of 1,650 sq. ft. on the ground floor exclusive of open porches, breezeways, and or garage. In case of dwelling of more than one floor the minimum ground floor area is 1,000 sq. ft. and a minimum of 400 sq. ft. attached garage.

IN WITNESS whereof, Ralph E. Biggs as its Manager for Eagle Glen Limited Liability Company, owners of the real estate described in said plat, has hereunto set its hand and seal by its general partner, this 22nd day of June, 2005.

EAGLE GLEN LIMITED LIABILITY COMPANY

Ralph E. Biggs

Ralph E. Biggs, Manager

STATE OF INDIANA)

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COUNTY OF ADAMS)

Before me the undersigned, a Notary Public for Adams County, State of Indiana, personally appeared Ralph E. Biggs, and acknowledged the execution of this instrument this 22nd day of June, 2005.



Regina L. Glover

Regina L. Glover, Notary Public
Resident of Adams County, Indiana

My commission expires: 8/23/08