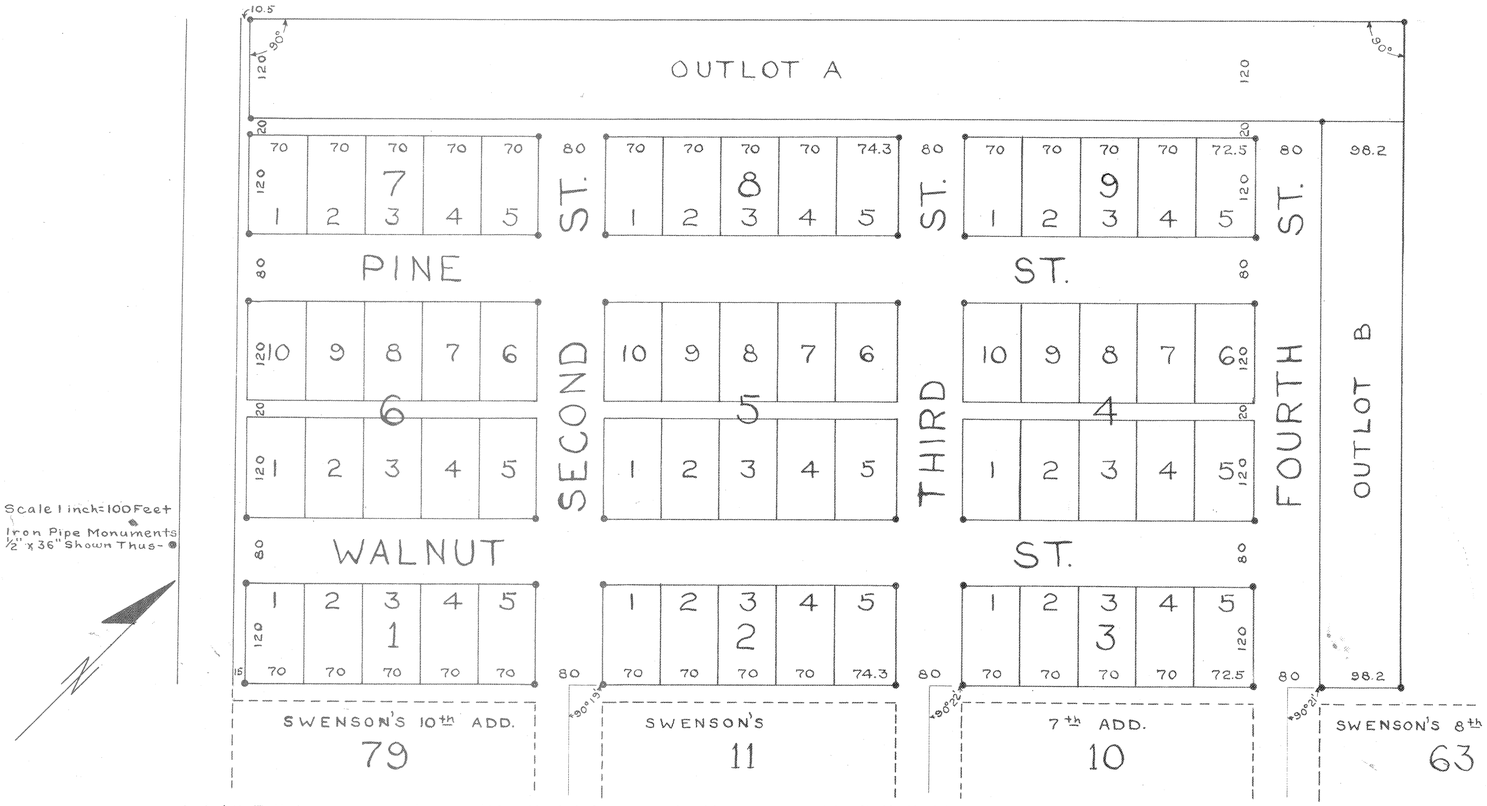
C-4

REVISED PLAT OF 1944 ADDITION TO CITY OF CANBY



Scale 1 inch = 100 Feet

Iron Pipe Monuments ½" x 36" Shown Thus- ●

I, Arbie E. Nelson, do hereby certify that I have made the survey from which this plat was made and also made the plat, that the plat is a correct representation of the survey, that all distances are correctly shown on the plat, that the outside boundary lines are correctly designated on the plat, that the monuments for the guidance of future surveys have been correctly placed in the ground as shown on the plat, that there are no wet lands or public highways to be designated on the land so platted, except as shown thereon.

Dated at Granite Falls, Minn. this 8th day of JULY, 1950

Arbie E. Nelson

State of Minnesota
County of Yellow Medicine

Arbie E. Nelson, being first duly sworn, says that he is the person who made the attached plat and certificate, and that said plat and certificate are true.

Arbie E. Nelson

Subscribed and sworn to before me this 8th day of JULY 1950

Paul Severson
Notary Public Yellow Medicine County, Minn

PAUL SEVERSON
Notary Public, Yellow Medicine County, Minn.
My Commission Expires Sept. 11, 1956

The above plat is hereby approved by the Common Council of the City of Canby, Yellow Medicine County, Minn. this 11th day of JULY 1950

H K Mohn
Mayor of City of Canby

Attest: Geo. Tankersley
Recorder

Selmer Larson
President of Common Council

We, K.N. Kittelson and Harriet Kittelson, his wife, owners of the tract of land described as follows; beginning at a point on the N.E. edge of First Street distant 20 feet Northwesterly from the extreme west corner of Block 79, Swenson's 10th Addition to the City of Canby; thence Northeasterly along the edge of the alley a distance of 1410 feet; thence Northwesterly and at right angles to the alley a distance of 800 feet; thence Southwesterly and at right angles to the preceding course a distance of 1405.5 feet to the edge of T.H. #68; thence Southeasterly along the edge of T.H. # 68 a distance of 800 feet to the place of beginning, have caused the same to be platted into Blocks and Lots and Streets and Alleys. The Streets and Alleys are hereby dedicated to the public use forever.

In witness whereof we have hereunto set our hands and seals this 6th day of JULY 1950

Witnesses: E.G. Edwards, Paul Severson

K.N. Kittelson
Harriet Kittelson

State of Minnesota
County of Yellow Medicine

On this 6th day of JULY 1950 personally appeared before me K.N. Kittelson and Harriet Kittelson, his wife, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Paul Severson
Notary Public Yellow Medicine County Minnesota

PAUL SEVERSON
Notary Public, Yellow Medicine County, Minn.
My Commission Expires Sept. 11, 1956

Protective Covenants

Be it known that the undersigned K.N. Kittelson and Harriet Kittelson, his wife, owners of the tract of land described in the foregoing dedication and platted as therein set forth, being a part of Section 4, Township 114 N, Range 45 W, do for themselves, their heirs, executors and administrators, covenant as to said lands, as follows:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until Jan. 1, 1974, at which time said covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning real estate situated in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

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.

A All lots in the tract shall be known and described as residential lots. No structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached single family dwelling, not to exceed two stories in height and a private garage for not more than 2 cars.

B No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications, and plot plan showing the location of such building have been approved in writing as to conformity and harmony of external design with existing structures in the subdivision, and as to the location of the building with respect to topography and finished ground elevation, by a committee composed of the members of the Council of the City of Canby, Minnesota

C No building shall be located on any residential building plot nearer than 30 feet to the front lot line, nor nearer than 10 feet to any side lot line. No building, except a detached garage or other outbuilding located 30 feet or more from the front lot line, shall be located nearer than 10 feet to any side lot line.

D No residential structure shall be erected or placed on any building plot having an area of less than 8400 square feet or a width of less than 70 feet at the front building set back line.

E No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

F No trailer, basement, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a dwelling or residence.

G The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 720 square feet in the case of a one-story structure, nor less than 680 square feet in the case of a one and one-half story structure, nor less than 572 square feet in the case of a two-story structure.

H No dog or other kennels shall be allowed or permitted on any lot in said tract, nor shall the raising of chickens be allowed or permitted on any lot in said tract, nor shall any livestock of any kind be kept or allowed on any lot in said tract.

In witness whereof, the said K.N. Kittelson and Harriet Kittelson, his wife, have caused these presents to be signed this 6th day of JULY 1950

In Presence of:
E.G. Edwards
Paul Severson

K.N. Kittelson
Harriet Kittelson

State of Minnesota
County of Yellow Medicine

On this 6th day of JULY 1950, before me, a notary public within and for said County, personally appeared K.N. Kittelson and Harriet Kittelson, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Paul Severson
Notary Public Yellow Medicine County, Minnesota

PAUL SEVERSON
Notary Public, Yellow Medicine County, Minn.
My Commission Expires Sept. 11, 1956

12175

OFFICE OF REGISTER OF DEEDS
State of Minnesota } ss
COUNTY OF YELLOW MEDICINE }

I hereby certify that the within instrument was filed in this office for record on the 12 day of July A.D. 1950 at 2:20 o'clock P.M. and was duly recorded in Book C of Plats page 4

Register of Deeds
By (Deputy)

I hereby certify that taxes for the year 1949 on the lands described within are paid this 12 day of July 1950

Ludwig Swanson
County Treasurer

Taxes paid and transfer entered this 12 day of July 1950
Leo H. Swanson
County Auditor