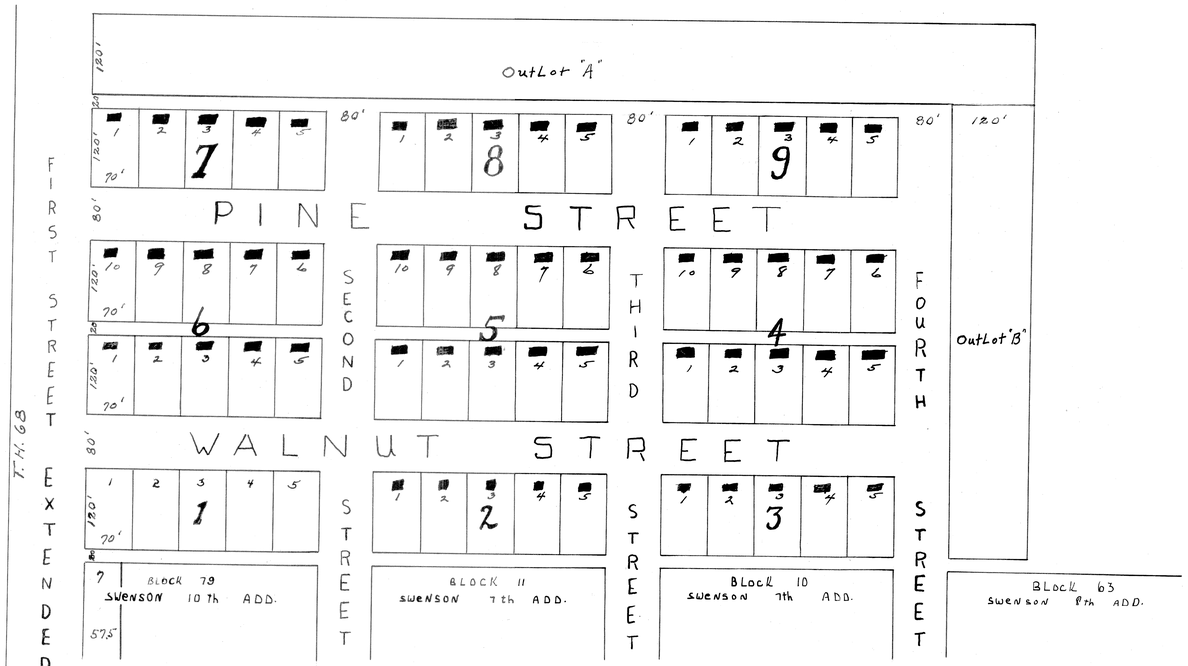
1944 ADDITION to CITY of CANBY



SCALE 1" = 100'

State of Minnesota)
SS.
County of Yellow Medicine)

J. W. Griebler being first duly sworn, on oath says that he is a surveyor and that he did on the 25 day of Nov 1944 survey and lay out in the manner indicated upon the plat hereon drawn a part of Section 4, Township 114 N., Range 45 W., for the purpose of laying out the 1944 Addition to the City of Canby, Yellow Medicine County, Minnesota; that said plat is a correct representation of said survey so made by him; that all distances are correctly shown on said plat; that the monuments for guidance of future surveys have been correctly placed in the ground as shown thereon; that the outside boundary lines are correctly designated on said plat; that the topography of the land in question is correctly shown thereon; and that there are no rivers, streams, creeks, lakes, ponds, swamps, public highways or thoroughfares laid out, opened, traveled and existing before such plating except as shown

W. J. Griebler
Surveyor

Subscribed and sworn to before me this 25 day of November, 1944.

D. D. Stringer
Notary Public, Yellow Med. Co., Minn., My Com. Expires Sept 19, 1948

Be it known that the undersigned William Kankerlik, and Myrtle Kankerlik - his wife, the owners of the land described in the foregoing surveyer's certificate and plated as therein set forth, did cause the lands therein described, to-wit: a part of Section 4, Township 114 N., Range 45 W., to be duly subdivided and plated as shown on the plat hereon drawn for the purpose of laying out and establishing the 1944 Addition to the City of Canby, Yellow Medicine County, Minnesota; that the said plat is a true representation of said addition, and that the streets and alleys shown on said plat are hereby dedicated to the City of Canby for Public use forever.

In Witness Whereof William Kankerlik, and Myrtle Kankerlik - his wife, has caused these presents to be signed this 25 day of November, 1944.

In Presence of:

H. B. Fuerches
K. M. Kittelson

William Kankerlik
Myrtle Kankerlik

State of Minnesota)
SS.
County of Yellow Medicine)

On this 25 day of November, 1944, personally appeared William Kankerlik, and Myrtle Kankerlik - his wife, to me personally known, who being duly sworn, did say that the plat referred to in the foregoing instrument of dedication were made and executed as their free act and deed.

D. D. Stringer
Notary Public, Yellow Medicine Co. Minn., My Com. expires Sept 19, 1948

The above plat approved by the Common Council of the City of Canby, Yellow Medicine County, Minnesota, this 25 day of November, 1944.

Wm. E. Dunphy
Mayor of the City of Canby.

Olaf Lundring
President of Common Council.

Attest: J. A. Fuddal
Recorder.

Received for the year 1943
Yellow Medicine County, Minn. this
28th day of Nov. A.D. 1944
Ludwig Hanson
County Treasurer
Taxes paid and transfer entered this 29 day of Nov. 1944
G. H. Wilson
County Auditor.

Tracing Cloth

PROTECTIVE COVENANTS
for
1944 Subdivision, Canby, Minnesota.

Be it known that the undersigned William Kankerlik and Myrtle Kankerlik, his wife, the owners of the land described in the foregoing surveyor's certificate and plated as therein set forth, being a part of NE¼ of Section 4, Township 114 N., Range 45 W., do for themselves, their heirs, executors and administrators, covenant as to said land, as follows:

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 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 lawfull for any other person or persons owning any 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, 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 15 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 15 feet to any side lot line.

D No residential structure shall be erected or placed on any building plot, which plot has 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 and nor less than 512 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 William Kankerlik and Myrtle Kankerlik, his wife has caused these presents to be signed this 25 day of November, 1944.

In Presence of:

H. B. Fuerches
K. M. Kittelson

William Kankerlik
Myrtle Kankerlik

State of Minnesota)
County of Yellow Medicine) SS.

On this 25 day of November, 1944, before me a notary public within and for said county, personally appeared William Kankerlik and Myrtle Kankerlik, 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.

D. D. Stringer
Notary Public, Yellow Med. Co. Minn. My Com. expires [redacted] Sept 19, 1948

#07250
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 29 day of November A.D. 1944 at 9:00 o'clock A.M. and was duly recorded in Book B of Deeds page 36
Register of Deeds
By _____ Deputy