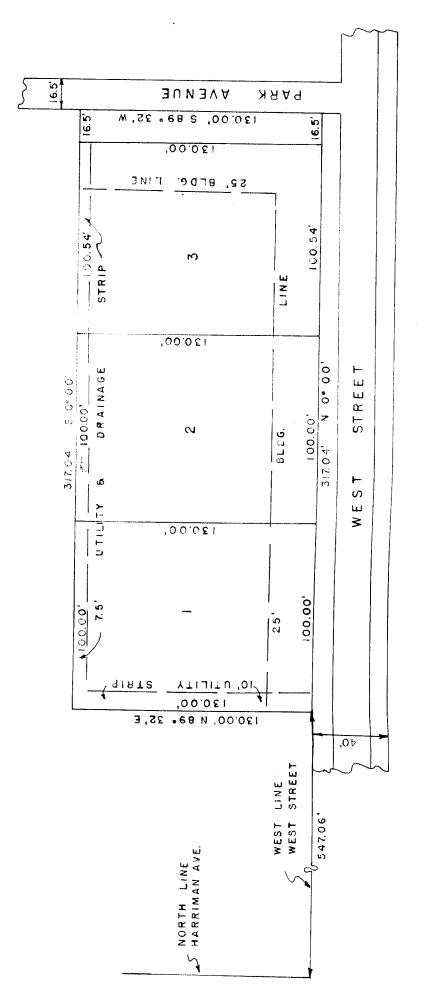
SECOND ADDITION ALTUM

SEC TION FIRST BARGER SVILLE, INDIANA



80 STO, THAT FRED ALTUM AND WILLIAM L. ALTUM, OF JOHN TATE OF INDIANA, TO-WIT: WAS SOFT.

CONTY, CTATE OF INCIDAD, SEING CANSO

A I SH THE SECOND PRINCIPAL CHRISTAN, SHEEL SEATER OF SECTION 35, TOWNSHIP 13, NORTH, RANGE

IN OF WEST STREET IN THE TOWN OF BARGERSVILLE, IN IANA, AT A POINT THAT 547.06 FEET NORTH OF THE SORTH STREET STREET AND FEET, THENCE NORTH OF DESCRIPTION OF STREET STREET, THENCE NORTH OF DESCRIPTION OF STREET STREET, THENCE NORTH OF STREET STREET STREET THE SAID WEST LINE STREET TO THE STAFF OF A TREES OF A TREES OF STREET SAID WEST LINE STREET TO THE STAFF OF A TREES OF A TREET SAID WEST LINE STREET TO THE STAFF OF A TREET SAID WEST LINE STREET TO THE STAFF OF A TREET SAID WEST LINE STAFF

THESE OF THAT ALL OF THE LOTS CONTAINED IN THE SECVE PLAT OR ANY BOSTION THESEOT OF SAME SECLARED TO BE COVENANTS RUNNING SITE THE CAND, WHICH SAME DESTRUCTION TARE A CONTRACTOR THAT GAZ. OF FEST ACRTH OF THE NORTH CENTER DARRIES A TAREST IN THE TAREST OF THE STATES OF THE STATES OF MARKETS OF THE STATES OF THE STA TO THE FOREST AND STREETS IN ACCOMORACE WITH THE HOUR HERETO ATTACHED, WHICH SUBMITERS 2. NO BUILDING SHALL BE ERECTED, OR WITEPED ON ANY FOT WATHLEINS PLANS, SFECIFICATIONS AND PLOT PLAN SHOWING THE WOOTHON OF SUCH PUTFITINGS HAVE THE SAY OF MEDICAL TOTAL STATE 9. NO BUILDING SHALL AS LOCATED ON ANY LOT ABSTRANCE LOT ABBER 30, THE STREET LINE THAN THY BINARUM OTHERS AND LOT ABBER 30, THE SAME PERCONDERS AND RESERVED ON THE SAME PERCONDERS AND ABUILDING THAT THE SAME PERCONDERS AND ABUILDING THE TANDERS AND ABUILDING THE TANDERS AND ABUILDING THE TANDERS AND ABUILDING THE TANDERS AND ABUILDING THE BOT THE BOT IN NO CASE WHALL AND CASE OF CAPACO ABOUT ACRES THE DIVIDING LINE OR TO CONNECTED ABOUT IN NO CASE SHALL AND AT IN NO CASE SHALL AND AT IN ABUILDING THEM THE BOT TH TALL MEARS FROM THE DATE THATE 1. ALL LOTS IN THE TRACE SHALL BE USED FOR MY SHALL BE STOLL THE SHALL BE ERECTED, ALTERED, PLANT OR PERMITTED TO REVAIN ON ANY ARE DESCRIPTION OF BUILDING STATE, PERSONALLY APPEARED PRED STITUM AND SHIELD ALTON AND ACKNOWLEDSED OF COVENANT ELIBER TO RESTRAIN VIOLATIES OF TO PECOVER DAWNSHOL ENTROHER ONS OF THESE CONFERENCES VEFORE ME, THE UNBERSIONED, A NOTARY PUBLIC IN AN FOR SALD CHURTY AND TRUATS, US LESS TO DE 2000 THEOLING SITE OTHER THAN ONE DETACHED SINGLE-FAMILY OMELLING NOT TO EXCEPT TWO STORES IN MELING A PRIVATE OF REAL PORT FIRE THAN TWO CARES A1 1 5 BER10: VEST LINE SIZ. OA BEET TO THE GLACE OF SUCHWING, CONTERNING . OF EN APPROVED BY AN SOCRETECTURAL CONTROL COMMITTEL, APPOINTED BY THE CONTROL CONTROL CONTROL CONTROL COMMITTEL, APPOINTED BY THE SECTOR TO THE CONTROL CONTROL OF THE BUILDING WITH EXISTING TERCITORS, AND AS TO LOADION OF THE BUILDING WITH FEGURE OF THE SECTOR TO LOADION FURTHER SENTATIVES OF THE COMMITTEE. AT ACT THE BUILDING OF FIRTHWARF THE COMMITTEE. AT ACT THE THEN CANADAS OF FIRTHWARF TO CHANGE TO THE COMMITTEE OR TO MITHURE TO CHANGE TO THE CONTROL OF THE C N SNY LOT, NOF SHALL I TARY CONTAINERS. Teenly ap the w TO SELL AND IS IN THE EXECUTION OF THE FOREGOING AS THEIR VOLUME OF ACT AND DRESS ; ; FRIGHT TO REFUSE CMY SUCH SUBMS OF SPECIFICATIONS, WHICH ARE NOT CUSTABLE OF CESTBABLE, AS STY OPINION, FOR A SHOOTIC OF CTHER REPOSSES. ASEA IN THE CASE OF A TWO STORY STALKE ... ACEPT THAT DUGS, CATS OR OTHER HOLLOW (THE OF INCHAS, BEING GARLS IN FEE 6. GASENENTS FOR INSTALLTION AND MAINTALLINESEE OTHLITTES AND TRAINAGE FACHLITTER. AS STORED TO SHOWN ON THE RESCRIPTION. THE STATE OF THE S CORTISE THE PROPERTY BURING THE CO. or other outequiping state Be used by 1°. TO DIE CEILLING, DIE DAVELORWENT OPERATIONS, TE REFINANCES PROPERTING OF MINING OF ANY SIND SHOTT BE PERMITTER OF NAMIS ARC RECORDED, AFTER WHICH TIME SAID COVERNITY SHALL BE AUTOWATHARILY EXTENED FOR SOVER HE COTS HAS BEET OF FIRE YEARS UNIFRANTAL OF THE LOTS HAS BEEN RECORDED, ASREEING IN CHANGE SAID COVERANTS IN WHOLK OR IN PROPERTY. WEOMERNEY SHELD BY PROCEEDING. CHROSELL TAKE OFFICES (STAILS CARE TO FEE THER WASTE SHALL NOT RE KEPT SINGEN OPESSTONAL SIGN OF NOT POY THEN ON CHIR STRUCTURE OFSIGNED FOR USE IN AND SANITARY COMPILION. STATE OF INDIANA) LUBELTY OF JUHNSON 3. NO OWELLING SHALL BE FERMITTED ON ANY GOT, THE MARKITABLE FLOWERD OF WHICH, EVEL FLOWERD OR A ONE MATCH, EVEL THE CARE FERT OF A ONE MATCH STRUCTURE OR LESS THE SQUARE FERT OF A BETAGLE FIRST OF TENDONABY OHAFACTER, TRAILOP, SASENENT, TENT, SHACK, SARAGE, RIGI FRIED ON UPON ANY OT, NOR SHALL ANYTH-SA STHER BELLOWING FOR THE STORAGE OR SHEWE MEDGE SUCH MATSULE, SWALL BE KENT IN A FE NO ANTWARS, CIVENTION OF BOULTRY OF ANY MEAN BY BAISES, 1810 OR KEPT ON NIN ELL THE MENUTANNED AS A GIT OFFICE GROUND A TO BUSSION. TRASH, GARRIOG. THE SETT OF LIGHT USED BY A BUTTER PUSELIC VIEW ON 47% LOT OTHER THAN 4. 300 COT SPACE RE RENDERLY FORD TATO 28 ARES THAN 17,000 GLOAPE FERT. THE MET ON THE REST. THE WEST OF THE PERROT ON THE FORM OR HERBORNSKE HELD. THE WOLLD DOTHER THE WOLLD THE Dillian & altun SO ME SEY THAT THE MET TO SECTIVE BY SEE ONE OFFICETS SAID DESCRIPTORY. SET SECTIONS OF THE CARROLL HOUSE THAT SEE THE STREET STORES ON THE DIT SHED SEAT AND MEDGEN SERVED OWING RESTRICTIONS, WHICH RESTRICTIONS SEAD WITNESS OUR HANDS AND NEALS THIS LE DAY OF GOLD. 1963. NOT KEDT, WHO, MELLINED FOR ANY COMMPOSIOL FURNOSS. SECTION OF THY EIGHT BE DISPLYING TO SELECT ******************* 13. THESE COVENANTS SET IS BON WITH THE LAND A PER Sound Prest Asymptoticates THE PROPERTY FOR Uten . . TONTS SEE AS FOLLOWS:, TOWNIT: The Post of Control of the Control o TEMPORARILY DR FLOVE C Be True 101 A Volume Residence 1 1 1 L 53 64 54 4.00

20

GITTHY CONTAINERS, ALC HERING - 10名 M - 200 - NO. 03848. MAZENNE BY THE BANGERSVILLE TOWN BOACH IT A MEETING MEY CLOW, 20, 196 TO ALTOUR TO A A S. S. NOTS LASE AT A MEGGLAG PASSING OF THE TOWN SONNY, AND AN URBINANCE ADVANTED BY THE TOWN BOARD OF TRUITES OF THE TOWN OF SURGESTILLE, INDIANA, THIS PLATER SIVEN APPROVAL BY THE TOWN OF SARGERSTILLE AS FOLLOWS: THE PROPERTY OF STREET OF STACE OF STACES ART LIPERSON AND TO BE THE RESERVEN . E. 1307 (1) 10 (1) 10 (1) 1307 (1) 1407 (1) 18 STRIES PERSONALLY APPEARED FRED SUITUM AND STREES L. ALTUM AND ACKNOWLEDGED A9 91700000 0 0 0 11 1 40 500 80 PEFORE ME, THE UNDERSTONED, A NOTORY CORTO IN AN FOR SAID COURTY AND TOTAL SAME SAME OF THE ACT OF THE Many Lynn Kasting, RECORDER THE STANDARD THE CASE THAT SHALL SHA Mayone of Strut JOHNSON COUNTY, INDIANA THE EXECUTION OF THE FOREGOING AS THEIR VOLUNT BY ACT AND DEFO. THE SECTION OF THE PROPERTY OF ANY MEND SHOWS BE PERMITTED. TO DESTRUCT AND MANAGED OF STATEMENT OF UTILITIES OF STARTS FOR LITTER OF STATEMENT OF STATEMENT OF SERVICE OF SERVICES OF SER A STANDARD CONTRACTOR OF THE STANDARD CONTRACTOR . HERS CONTROLL OF THE RANGE LANGER BE BUILDED ON HER AND ALTERNADED FOR HERS AND ALTERNADED TO SERVICE THE SALD COVERNITY SHAD, BE BUILDED FOR HERS AND AND SALD TO SERVICE THE FOLS HER PERSON OF PLACE BY CONTROLLY BENEVOLDED BY FOREST HERSELF AS SERVICE THE FOLS HER PERSON OF PERSONS ALL DESCRIPTION OF ATTEMPTING TO VIOLATING TO VIOLATING TO VIOLATING TO VIOLATING TO VIOLATING TO PROPERTIES AND AFFICIATING TO PROPERTIES AND AFFICIATION A THE ACTIVITY SHELL BY THE FOLEO ON UPOR TANT OF HOR PERCHT ANYTHAT THE DONE THERITOR WAY BE THE TAY UTHER WELTS SEVEL NOT BE KERT CLOSE The Wind of A link to the solutions and DR POURTHY OF ANY MENT CHAIL BY OLD ON ON OR PROTON IN TO A SERT THAT DOGN, CATS OR CTAIR HA TOTAL SWING ALSO SEED DAY TO TRACT STATES OF THE MARKET STATES STRUCTURED STATES OF THE STATE VEGELS Y CHIPACTER TREE OF THE BALFORY, TOLD BEARING GARAGES OF THE MEMORING OF THE STATES OF THE STATES OF USED O MATOTATNED AS A DOCUMENCA EROUND TO BE CONTROLL SEASON.

THE STORAGE OF STORY OF SUCH MATERIA. SHALL BY KEY IN A STORY AND BASITAPY COUDTION. FILE ALLON 1. BOBERT N. MUPRAY, OB SEPTIEY THAT I AM A REGISTERIC IN SERVICES BRIDGE FORMESTY ICEN FO IN COMPLIANCE WITH INC. LANS OF THE STATE OF PULLANA, AND THAT THE PURCHANT OF PLAT CORRECTLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENTS SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY ME IN MARCH 1967, AND THAT THE VORIGNMENT SHOWN ACTUALLY OF COMPLETED BY THE VORIGNMENT SHO STATE OF INDIANA) SS COUNTY OF JOHNSON) CLASS (ADDIANCED AND CONTROL OF CONTROL OF THE STATE OF T NIANG THE TENT COCCUTED ON ERY COT NECESTRATE THE FRONT COST CINE ACRE RESPONDED TO BOLL CONTINUES TO COCCUTED A THREE TO PROPERT TO CONTINUES THE CINES OF STATISTICS OF CONTINUES. 58 me 17, 68 com 35 8 8 8 8 8 601 of THE POSSESS OF STREET STREET THE STREET OF THE STREET Pobert M. MURRAY DE MARCO that letters grilling & alten Gobert & anybell THE REPORT OF THE PARTY OF THE ALTNESS OUR HANGS AND USA S THIS LEE BAY OF GAME, 1945. JOHNSON COUNTY, INCLAND ATAINEE FOR ANY COMPROCIAL PURSONS. es woen darki APH. 8, 1963 23 m car of april, 1962. SERENCE SERVICE OF BRASTER SERVICES THE PROPERTY OF COURS OR SEARTS BY PER DI CHAINGSHO BE THIS CITTED CPON 48Y 19T. THE AND THEIR LOCATION IS MANAGEMENTELY SHOWN. TOTAL TOTAL STREET ST. SUPPLY AND THE SUPPLY OF THE S TAKATION THIS 6. . 10 STRUCTURES SE I . The one detectives, THEOREM PARTIES 1000 · 1 CTOS, SAINTSINIO . TOOMedah: IN SHI

i di

ALTUM ADDITION To The Town of Bargersville, Indiana

Know all men by these presents, that Fred Ernest Altum, an unmarried adult, of Johnson County, State of Indiana, being owner in fee simple of the following described real estate in Johnson County, State of Indiana, To-Wit:

Part of the Northeast quarter of the Southwest quarter of Section 35, Township 13 North, Range 3 East of the Second Principal Meridian, described as follows:

Commencing at the intersection of the West side of Main Street in Dawson's First Addition to the Town of Bargersville, Indiana, with the North line of an alley running along the North side of said Addition; thence South 89 degrees and 13 minutes West on and along the North side of said alley 119.20 feet to the Place of Beginning of this described real estate; thence continuing South 89 degrees and 13 minutes West on and along the said North line 297.10 feet; thence North 0 degrees 00 minutes East parallel with the West side of Main Street 310.00 feet; thence North 89 degrees and 13 minutes East parallel with the North line of said alley 157.00 feet; thence South 0 degrees 00 minutes East parallel with the West side of Main Street 114.00 feet; thence North 89 degrees and 13 minutes East parallel to the North line of said alley 259.30 feet to the said West line of Main Street; thence South 0 degrees and 00 minutes East on and along said West line 40.00 feet; thence South 89 degrees and 13 minutes West 119.20 feet; thence South 00 degrees 00 minutes East 154.00 feet to the Place of Beginning, containing 1.85 Acres, more or less, subject to all legal Rights- of-Way.

Do Hereby make, replatt, subdivide, lay off and dedicate said described real estate into lots and streets in accordance with the Plat hereto attached, which subdivision shall be known as the "Altum Addition."

That all the streets as shown on the attached plat are hereby dedicated to public use and that all of the lots contained in the above plat or any portion thereof shall be subject to the following restrictions, which restrictions shall be considered and hereby declared to be covenants running with the land, which said restrictive covenants are as follows, To-wit:

- A. All lots in the tract shall be used for residential building purposes only. No structures shall be erected, altered, placed or permitted to remain on any building site other than one detached single-family or double-family dwelling not to exceed two stories in height, and a private garage or carport for not more than two cars.
- B. No building shall be erected, placed or altered on any lot until the building plans, specifications and plot plan showing the location of such buildings have been approved by an Architectural Control Committee, appointed by the developer, as to the quality of workmanship and materials, and conformity and harmony of external design with existing structures, and as to location of the building with respect to topography and finished ground elevation. No compensation shall be paid to the members or representatives of the Committee. At any time, the then owners of record of fifty-one (51%) percent of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or restore to it any of its powers and duties. Said Committee shall have the right to refuse any such plans or specifications, which are not suitable or desirable, in its opinion, for asthetic or other reasons. Committee action shall be a majority action of its members.

(Continued next page)

- C. No dwelling shall be permitted on any lot, the habitable floor area of which, exclusive of basements, porches and garages or carports, is less than 720 square feet per living unit, in the case of a one or two story structure.
- D. No lot shall be re-subdivided into an area less than that shown on the recorded plat.
- E. No building shall be located on any lot nearer to the front lot line nor nearer to the side street line than then minimum building setback lines shown on the recorded plat. No building shall be located nearer than 10 feet to any interior lot line, except that in cases where the same person owns two adjoining tracts or lots, such owner may build a residence or garage or carport across the dividing line or to coincide therewith, but in no case shall any residence be erected nearer than 20 feet to any other residence.
- F. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
- ${\sf G.}$ No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- H. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.
- I. No sign of any kind shall be displayed to the public view on any lot other than one professional sign of not more than one square foot, one sign of not more than five 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.
- J. 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.
- K. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.
- L. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.
- M. 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 years from the date these covenants are recorded, after which the said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the 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 judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, this 24th day of November, 1971, Fred Ernest Altum, an unmarried adult, has set his hand and seal.

(Continued next page)

STATE OF INDIANA) COUNTY OF JOHNSON)

Before me, the undersigned Notary Public in and for the County and State, personally appeared Fred Ernest Altum, well known to me, and acknowledged the execution of the foregoing instrument as being his voluntary action and deed for the purposes contained therein. Witness my hand and notarial seal this 29th day of November,

Fred E. Altum

Deani Burford Notary Public

My commission expires 9/27/75.

I, Robert M. Murray, do hereby certify that I am a Professional Engineer in Indiana and this plat correctly represents a survey completed by me in November,

> Robert M. Murray Registered Engineer No. 6840 November 15, 1971

Approved by the Town Board of Bargersville, Indiana, on the 29th day of November,

Marvin Baker President

Frances Switzer Clerk-Treasurer Russell Stralley

George Utterback

Member Member

This plat was given approval by the Town of Bargersville, Johnson County, Indiana, as follows:

Approved by the Town of Bargersville Plan Commission at a meeting held November 29, 1971,

George Utterback President

Doris Fulmer Secretary

Entered for taxation this 30th day of November, 1971.

Fee \$7.00

June M. Wood, Auditor Johnson County, Indiana

No. 01389

Received for record this 30th day of November, 1971, at 4:20 p.m., and recorded in Plat Book 7, page No. 36.

Fee \$7.00

Mary Etta Hougland, Recorder Johnson County, Indiana