



Chicago Title Insurance Company

101 W. Ohio Street, Suite 1100
Indianapolis, IN 46204

FAX COVER SHEET

Today's Date: 6/10/2003

ATTENTION: EMM

COMPANY: _____

FAX NUMBER: 815-0343

EXPECT 4

PAGES

Customer Solutions Team

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COMMENTS

CR's for Andelite Village

* If you need me to send these
in the courier, let me know

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I, the undersigned, a registered Land Surveyor and Professional Engineer in the State of Indiana do hereby certify that the within plat is true and correct as based on a survey and plat by William H. Seward, Registered and Surveyor #4334, and that said Plat represents a sub-division into streets and lots of a part of the southwest quarter of the southwest quarter of Section 6, Township 14 North, Range 7 East and a part of the Northwest quarter of the Northwest quarter of Section 7, Township 14 North, Range 7 East, both in Shelby County, Indiana. Beginning at the Southeast corner of the Northwest quarter of the Northwest quarter of Section 7, Township 14 North, Range 6 East and running thence South 29°-38.5' West 950.30 feet to a point 190.00 feet East of the Southwest corner of said quarter quarter section, thence North 00°-00' 98.81 feet North 16°-42' East 104.40 feet North 00°-00' 325.81 feet, North 58°-00' East 89.62 feet, North 58°-00' West 89.62 feet, North 00°-00' 330.00 feet North 60°-00' 273.88 feet to the South Line of Section 6, Township 14 North, Range 7 East, thence North 00°-00' 56.12 feet, North 58°-00' East 89.62 feet, North 90°-00' East 734.00 feet, South 00°-00' 50.00 feet, South 60°-22' East 85.72 feet to the North Line of said Section 7, thence South 60°-22' East 48.52 feet, South 90°-00' East 50.00 feet to the East Line of the Northwest quarter of the Northwest quarter of said Section 7, thence South 00°-09.5' East 1326.80 feet to the point of beginning. Containing 31.32 acres, more or less.

Subject to all Legal Highways or Rights-of-Way.

This sub-division consists of Seventy-Two (72) lots, Numbering from Five (25) to Ninety-Six (96), both inclusive.

The size of lots and widths of streets are shown on the within plat in figures denoting feet and decimal parts thereof.

Witness my hand and seal this 10th day of February, 1969.

FRANK L. DOWELL & ASSOCIATES

Registered Land Surveyor #9651,
State of Indiana.



We, the undersigned, Carl E. Bower, Jr. and Margaret S. Bower, husband and wife; John J. Bower and Carolyn S. Bower, husband and wife, owners of the within described real estate do hereby certify that they have laid off, platted and sub-divided and so hereby lay-off, plat and sub-divide into streets and lots as the above and foregoing certified plat the real estate described in the foregoing Surveyor's certificate. This sub-division shall be known and designated as "CANDLICK VILLAGE", **SECOND SECTION.**

Streets not heretofore dedicated are hereby dedicated to the Public

All lots in this sub-division shall be graded so as to drain surface water to the roadway ditches or drainage easements.

There are strips of ground shown on the within plat and marked "Drainage and Utility Strips" which are hereby reserved for use by the

No building shall be erected, placed or altered on any of the lots in this sub-division until the building plans, plot plans and specifications showing the location thereof have been approved, in writing, by a committee to be known as "Candlelight Village Committee", composed of Carl E. Bowser, Jr., Margaret S. Bowser, John J. Bowser and Carolyn S. Bowser, for conformity and harmony of external design with existing structures in the area, and also as to location of building with respect to property and set-back lines. In the event of the death of any member of this committee, the surviving member, or members shall have full authority to approve or disapprove such design and location. If said committee shall fail to approve or disapprove such design or location within ten (10) days after said plans have been submitted to it, or if no suit to enjoin the erection of such building or the making of such alteration has been commenced prior to the completion thereof, such approval shall not be required. Said committee shall act and serve without compensation and shall serve until January 1, 1987, at which time the then record owners of a majority of the lots in this sub-division, subject to the covenants herein set forth, may designate, in writing, duly recorded among the land records, their authorized representatives, who thereafter shall have all powers, subject to the above limitations, as were previously delegated to said committee.

Invalidation of any 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.

The right to enforce these restrictions shall vest in the owners of the lots in this sub-division, and the said right, together with the right to cause the removal of any structure or part thereof, erected or maintained in violation of these restrictions, may be exercised by injunction or by appropriate action at law.

These restrictions constitute covenants running with the land and shall be in effect for periods of twenty-five (25) years from this date, provided that the expiration of said term these restrictions shall be automatically extended for periods of twenty-five (25) years each, unless, at least one (1) year prior to the expiration of any twenty-five (25) year period, the owner, or owners of a majority of the lots in this sub-division shall execute and acknowledge a declaration writing waiving renewals and said written declaration shall be recorded in the Office of the Recorder of Shelby County, Indiana, in which event the provisions set forth for renewals shall be nullified.


CARL E BOWSER, JR.


JOHN D BOWSER


MARGARET S. BOWSER


CAROLYN S. BOWSER

STATE OF INDIANA)
SS.

Streets not heretofore dedicated are hereby dedicated to the Public. All lots in this sub-division shall be graded so as to drain surface water to the roadway ditches or drainage easements.

There are strips of ground shown on the within plat and marked "Drainage and Utility Strips" which are hereby reserved for use by the Public Utility Company, not including transportation companies, for the installation and maintenance of poles, wires, sewers, drains, ducts, lines and wires. Purchasers of lots in this sub-division shall take their subject to the Easements hereby created and subject at all times to the rights of proper authorities to serve such utilities in these Easements. No permanent or other structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on such easement.

Until such time as a sanitary sewer system is installed in the sub-division, a sanitary septic tank with adequate absorption bed shall be installed for each dwelling erected. Each septic tank and absorption bed shall be of such type and construction and so located on the individual lot as to be approved in writing by the "Candlelight Village Committee", hereinafter referred to. No other sanitary provisions or device for sewage disposal shall be permitted or used in this sub-division. No septic tank siphon or laundry tub, sink or basement drain water may be filled into any open ditch. Downspout water may be filled to the street side ditch or any open natural line or drainage. Tiles around the exterior of the basement walls and footings may likewise be tiled into any natural drainage available as long as there is no connection with the sewage system of the property involved.

All lots in this sub-division shall be designated as residential lots. Only one single family dwelling, with accessory buildings, and not exceeding two and one-half stories in height may be erected or maintained on any platted lot in this sub-division.

All dwellings erected in this sub-division shall be restricted to masonry veneer construction.

Building lines are hereby established as shown on the within plat, between which lines and the property line of the streets there shall be erected or maintained no permanent structure, or part thereof, except open porches.

No trailer, car, shack, basement, garage or temporary structure of any kind shall be used for temporary or permanent residential purpose on any lot. No noxious or offensive trade or activity shall be carried on upon any lot in this sub-division, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

No lot or lots shall be resubdivided into a greater number of lots than presently platted.

The size and type of culverts in private drives and headwalls on same shall be subject to the approval of the "Candlelight Village Committee", hereinafter designated.