

CERTIFICATION AND DESCRIPTION OF C/S ROLLING MEADOWS SUBDIVISION, SECTION 7

I, the undersigned, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the attached plat and survey of C/S ROLLING MEADOWS SUBDIVISION, SECTION 7, being situated in Clay Township, Morgan County, Indiana, is a true representation of a subdivision of a part of the Southwest quarter of Section twenty-four (24), Township thirteen (13) North, Range one (1) East of the Second Principal Meridian, Morgan County, Indiana, bounded and described as follows, to-wit:

Beginning at the intersection of the South line of Section 24, Township and Range aforesaid, and the west right-of-way line of a Dtd St to Highway 67, said intersection is 2020.7 feet east of a pipe which in turn is 162.0 feet east of a stone at the Southwest corner of Section 24, now inundated, run thence northerly on and along said right-of-way line a distance of 221.45 feet to the southeast corner of a 7.92 acre tract; thence 120.00 feet measured 736.95 feet dead to an iron pin; thence traverse South 88 degrees 26 minutes West, 168.94 feet to the point of beginning of this description; thence traverse South 00 degrees 30 minutes West, 298.0 feet to an iron pin; thence traverse South 88 degrees 37 minutes West, 333.49 feet to an iron pin; thence traverse North 88 degrees 15 minutes West, 290.00 feet to an iron pin; thence traverse North 88 degrees 40 minutes West, 342.81 feet to the place of beginning containing 2.25 acres, more or less.

Said addition consists of 6 lots numbered 39 thru 44. The locations and dimensions of the lots, streets easements are shown on the above plat and all dimensions are shown in feet and decimal parts thereof.

DEDICATION OF C/S ROLLING MEADOWS SUBDIVISION, SECTION 7

We the undersigned, Kings Enterprises, a partnership, by: Jack L. Kurkowski, Laura B. Kurkowski, Russell L. Warren and Karen A. Warren, owners of the above described real estate, do hereby certify that we have laid off, platted and subdivided the same into lots in accordance with the above plat.

This subdivision shall be known and designated as C/S ROLLING MEADOWS SUBDIVISION, SECTION 7, being located in Clay Township, Morgan County, Indiana. All streets not hereof or dedicated are dedicated to the public.

Front yard set back lines, and side yard set back line on corner lots are to be as shown on the plat, between which lines and the property lines of the street there shall be no building or structure erected or maintained.

"Utility Easements" as shown shall be reserved for the use of the public utilities for the installation of water, sewer, gas, tile, and or electric lines, poles, ducts, pipes etc. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid transmission pipe lines, except by written permission of the owners of the land at the time said transmission line is to be constructed.

"Drainage Easements" reserved as drainage swales, and said swales are to be maintained by any owner such that water from any adjacent lot shall have adequate drainage along such swales. All easements shown as "Utility Easements" are also to be considered drainage easements and are subject to all restrictions of drainage easements.

No permanent or other structures are to be erected or maintained upon any easement shown on the plat and owners of lots shall not their titles subject to the right of the

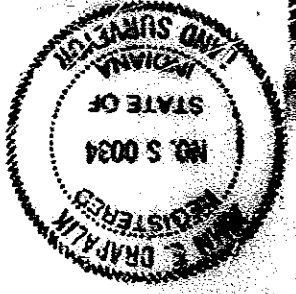
- 1. Jack L. Kurkowski, Laura B. Kurkowski, Russell L. Warren and Karen A. Warren, owners of the above described real estate, do hereby certify that we have laid off, platted and subdivided the same into lots in accordance with the above plat.
- 2. We the undersigned, Kings Enterprises, a partnership, by: Jack L. Kurkowski, Laura B. Kurkowski, Russell L. Warren and Karen A. Warren, owners of the above described real estate, do hereby certify that we have laid off, platted and subdivided the same into lots in accordance with the above plat.
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northerly on and along said right-of-way line a distance of 591.45 feet to the southeast corner of a 7.92 acre tract; thence traverse westerly along the south line of said 7.92 acre tract, 735.83 feet measured 736.56 feet to an iron pin; thence traverse south 00 degrees 26 minutes west, 168.94 feet to the point of beginning of this description; thence traverse south 00 degrees 26 minutes west, 290.0 feet to an iron pin; thence traverse south 88 degrees 39 minutes west, 333.47 feet to an iron pin; thence traverse north 1 degree 15 minutes west, 290.00 feet to an iron pin; thence traverse north 88 degrees 40 minutes east, 342.01 feet to the place of beginning containing 2.25 acres, more or less.

Said addition consists of 6 lots numbered 39 thru 44. The location, and dimensions of the lots, streets easements are shown on the above plat and all dimensions are shown in feet and decimal parts thereof.

I, do hereby certify that all of the above is true and correct, and in witness thereof do hereby set my Hand and Seal on this 13th day of June, 1988.

John E. Drapalik
 John E. Drapalik
 Reg. Land Surveyor, S 0034
 State of Indiana



John E. Drapalik
 June 13, 1988
 State of Indiana

SUPPLEMENT TO FINAL PLAT OF
 C.T. ROLLING MEADOWS - SECTION 7
 The undersigned, for and on behalf of Kings Enterprises,
 an Indiana partnership and...

CHICAGO TITLE

UNDER AUTHORITY PROVIDED BY CHAPTER 124 ACTS OF 1947 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE MORGAN COUNTY, INDIANA, COMMISSIONERS AS FOLLOWS.

APPROVED BY THE MORGAN COUNTY PLANNING COMMISSION AT A MEETING HELD

State of Indiana
 County of Morgan
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 Jack L. Kuf

Russell L.
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of the plat... gas, tile, and or electric lines, poles, ducts, pipes etc., on over, under, and to said easements for local public use. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid transmission pipe lines, except by written permission of the owners of the land at the time said transmission line is to be constructed.

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No permanent or other structures are to be erected or maintained upon any easement shown on the plat and owners of lots shall take their titles subject to the right of the above described easements.

The "Protective Covenants" are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2006, at which time said covenants shall be automatically extended for successive periods of 10 years unless changes by a vote of the majority of the then owners of the building sites covered by these covenants in whole or in part. Invalidation of any one of the covenants, by judgment or court order, will in no way effect the other covenants which shall remain in full force and effect.

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, Laura H. Kurkowski, Russell L. Warren and
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REAL ESTATE RESTRICTIONS AND PROTECTIVE COVENANTS:

1. Lots 39 thru 44 shall be used only residential purposes.
2. No mercantile or business establishment of any kind or character shall be erected, altered or permitted on any lot.
3. All dwellings shall have at least one thousand one hundred (1,100) square feet of floor space exclusive of basement, garage floors and porches. Except one and one half story or two story homes shall have eight hundred (800) square feet on the ground level.
4. The exterior shall be of brick, stone veneer or approved wood siding. Aluminum or wood siding shall be permitted for the second story.
5. No dumping or refuse, garbage or tin cans will be permitted.
6. No trailer or other portable device shall be erected, altered, placed or permitted to remain thereon, and no such trailer, portable device, garage or outbuilding shall be used as a residence thereon.
7. No livestock or poultry shall be quartered or permitted to remain thereon; household pets shall be confined to the owner's premises.
8. Construction on any dwelling herein shall be completed within one (1) year of the date of the commencement of such construction.
9. The right to enforce these provisions and conditions by injunction, together with the right to cause the removal by due process of law of any structure erected or maintained in violation on any of the above conditions and provisions is hereby reserved to its owner and is dedicated to the several



CHAPTER 124 ACTS OF 1947 ENACTED BY
STATE OF INDIANA, AND ALL ACTS
ORDINANCE ADOPTED BY THE MORGAN
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9. The right to enforce these provisions and conditions by
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violation on any of the above conditions and provisions is
hereby reserved to the owner and is dedicated to the several
owners of the lots in said subdivision.

10. All residents shall provide sufficient off-street
parking to accommodate all of their vehicles.

IN WITNESS WHEREOF, the undersigned has set their hands and
Seals this 3 day of October, 1988.

Karen Warren
Karen Warren

Russell L. Warren
Russell L. Warren

Laura M. Kurkowski
Laura M. Kurkowski

Jack L. Kurkowski
Jack L. Kurkowski

State of Indiana)
County of Morgan)

Before me the undersigned Notary Public in and for the
County and State personally appeared Russell L. Warren,
Karen A. Warren, Jack L. Kurkowski and Laura M. Kurkowski
and acknowledged the execution of the instrument as their
voluntary act and deed, for the purpose therein expressed.
Witness my Hand and Seal this 3 day of October, 1988.

CHICAGO TITLE

See

8905125

BOOK ¹⁰⁹ PAGE 213

WAIVER OF BUILDING LINE ENCROACHMENT

WHEREAS, there is a certain subdivision in Morgan County, Indiana, being C's Rolling Meadows Subdivision, Section 7, an addition to the Town of Brooklyn, as per plat thereof, recorded in the Office of the Recorder of Morgan County, Indiana, at Deed Record 322, page 397;

WHEREAS, as a part of said subdivision, a building set back line of Thirty-Five (35) feet is established for the lots in said subdivision;

WHEREAS, it is the desire of the undersigned, as owner of Lots numbered 39-43 in said subdivision to agree and consent to encroachment of the building set back line as contained upon lot numbered 44 in C's Rolling Meadows Subdivision, Section 7;

BE IT THEREFORE KNOWN that the undersigned, being an owner in said subdivision, do agree and consent to the encroachment upon lot numbered 44 of said line.

So agreed this 5th day of July, 1989.

D.A. Babbitt Group Inc by Laura Kurkowski
President
G.A. BARRITT GROUP, INC. by Laura Kurkowski, President

Subscribed and sworn to before me this 5th day of July, 1989.



Elizabeth A. Klein
Notary Public of Hendricks County

ELIZABETH A. KLEIN
NOTARY PUBLIC STATE OF INDIANA
HENDRICKS COUNTY
MY COMMISSION EXPIRES 07-17-1997

RECEIVED FOR RECORD
July 5 19 89
3:35 P.M.
Carmelle Hackler
MORGAN COUNTY RECORDER

This instrument prepared by Key Associates-Kurkowski
76 Blossom Lane, Mooresville, TN, 46131

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