





HARMONY ESTATES

NOTATIONS, RESTRICTIONS,  
EDM, IS HEREBY SO DECLARED  
E. and CHARLES L. CRAGEN,  
OF DECEMBER, 2000.

NORTHWEST CORNER OF THE  
SOUTHEAST QUARTER OF THE  
SOUTHEAST QUARTER OF  
SEC. 30, T 12 N, R 2 E,  
IRON PIN FOUND.

IRON SPIKE FOUND  
S 89°51'57" E - 7.23  
FROM CORNER, PER  
DEED RECORD 307,  
PAGE 427.

CROSS  
D.R. 307,  
P. 427.

NORTHEAST CORNER OF THE  
SOUTHEAST QUARTER OF  
SEC. 31, T 12 N, R 2 E,  
IRON ROD FOUND.

N 00°16'27" E  
2104.00

SIGHTING  
D.R. 320,  
P. 147.

C. PERSONALLY APPEARED  
ACKNOWLEDGED THE EXECUTION OF THIS  
DEED,  
DECEMBER, 2000.

MICHEL  
D.R. 361,  
P. 380.

THE  
LOTS  
BY THE  
LINES,

Dwyer

MASON

Bacon

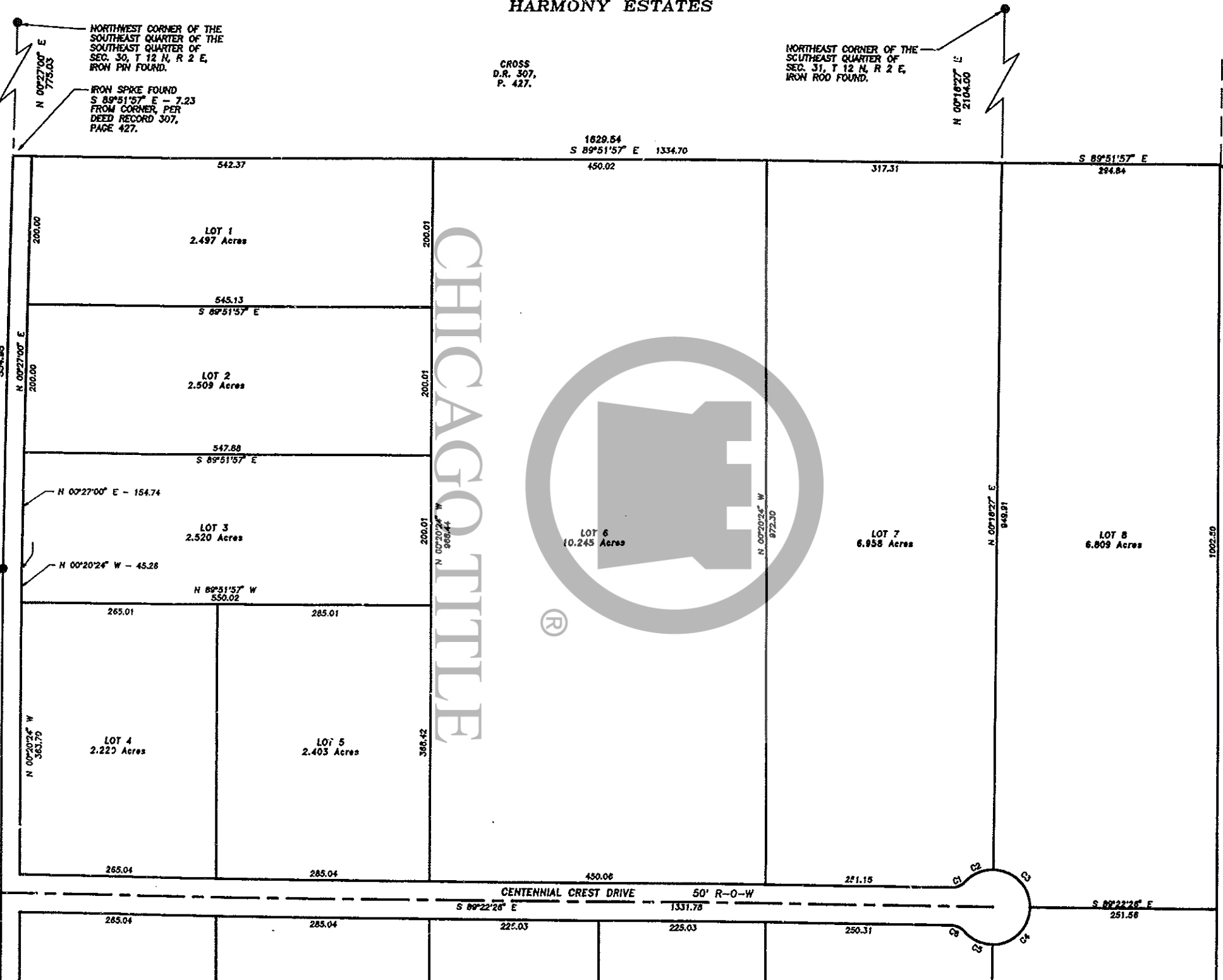
NORTHWEST CORNER OF THE  
NORTHEAST QUARTER OF THE  
NORTHEAST QUARTER OF  
SEC. 31, T 12 N, R 2 E,  
IRON PIN FOUND, PER  
SURVEY BOOK 4, P. 573.

CHORD

3" W 20.41  
9" W 40.54  
0" E 70.93  
5" W 70.49  
8" W 41.11  
4" W 20.41

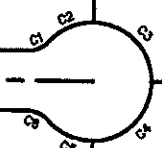
ELLIOTT  
D.R. 377,  
P. 389.

KIMBLE  
D.R. 419,  
P. 481.



THREE WAY FENCE  
CORNER POST PER  
DEED RECORD 307,  
PAGE 427.

CENTENNIAL CREST DRIVE 50' R-0-W



0 78.23 49.69 S 45°27'00" W 70.49  
 0 42.36 22.55 N 65°27'18" W 41.11  
 0 21.03 11.18 N 65°16'44" W 20.41

RECEIVED  
 OR RECORD

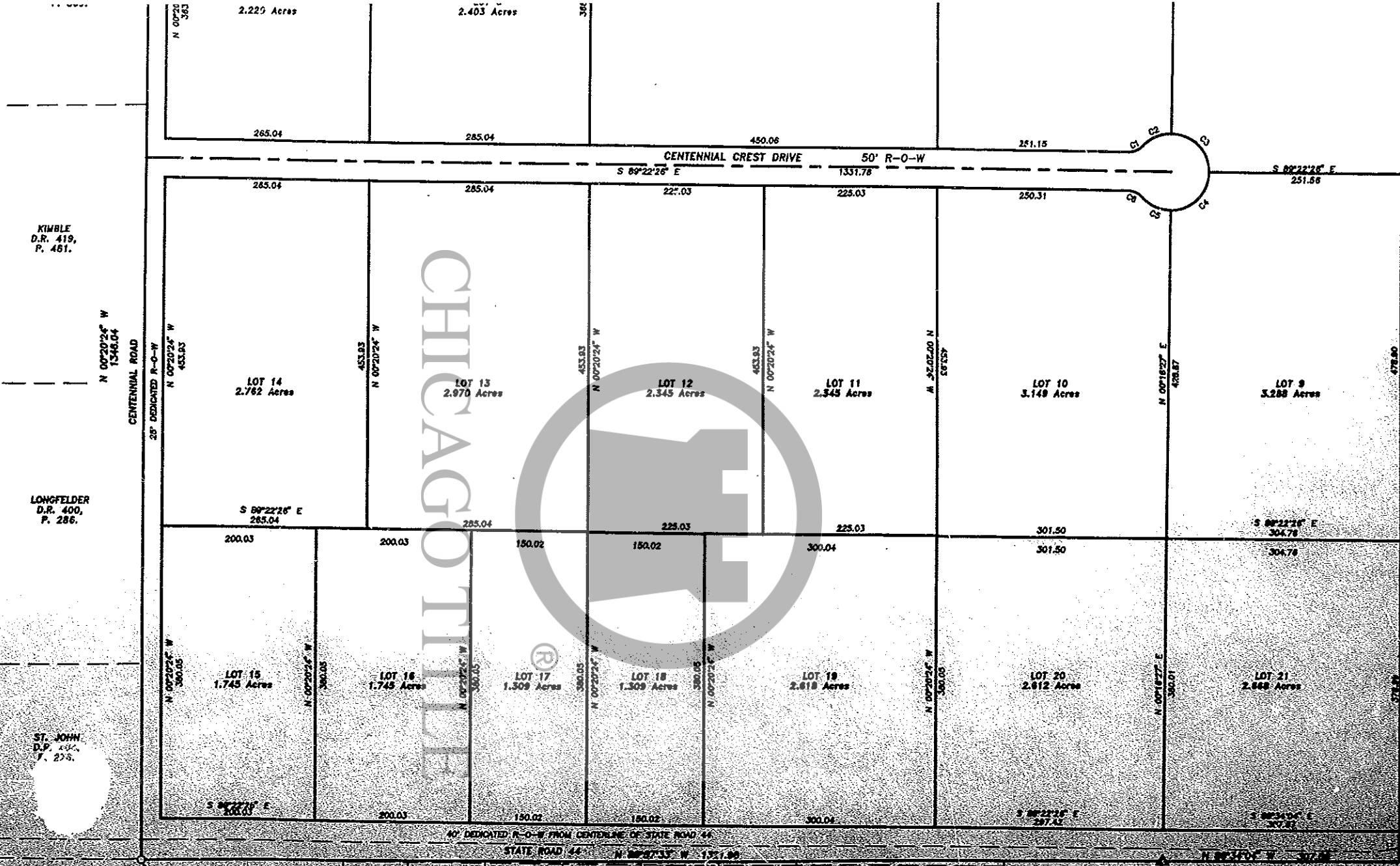
B-7 AM 8:20

*Quandt*  
 AN CO RECORDER

RECEIVED FOR RECORD  
 AT \_\_\_\_\_  
 MORGAN COUNTY RECORDER

REVIEWED BY MORGAN COUNTY AUDITORS OFFICE  
 DAY OF DECEMBER 2000

IF OF MY INFORMATION  
 ITION BEAT REPRESENTS  
 SON AND CORRECTED ON



KIMBLE  
 D.R. 419,  
 P. 481.

LONGFELDER  
 D.R. 400,  
 P. 286.

ST. JOHN  
 D.P. 152,  
 P. 273.

SOUTHWEST CORNER OF THE  
 NORTH-EAST QUARTER OF THE  
 NORTH-EAST QUARTER OF  
 SEC. 31, T. 12 N., R. 2 E.,  
 RDW PIPE FOUND  
 DUBB  
 D.R. 130  
 P. 110.

WALLS  
 D.R. 345  
 P. 581

BRECKENRIDGE  
 D.R. 418  
 P. 561

SIGHTING  
 D.R. 315  
 P. 151

CAMPBELL  
 D.R. 295  
 P. 224

HAVE  
 D.R. 303  
 P. 150

CUMMINS  
 D.R. 245  
 P. 88

DUNN  
 D.R. 222  
 P. 478

SOUTHEAST CORNER OF THE  
 NORTH-EAST QUARTER OF THE  
 NORTH-EAST QUARTER OF  
 SEC. 31, T. 12 N., R. 2 E.,  
 STONE AND IRON PIPE FOUND  
 DUBB  
 D.R. 130  
 P. 110.

N 00°00'34" W  
 1500.40

478.50

572.50

✓  
11



(3)

MORGAN COUNTY RECORDER  
KAREN BRUMMETT  
CSD Date 07/01/2003 Time 14:52:27 2P  
RECORDING: 11.00  
I 200313135 Page 1 of 2

**DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS  
FOR HARMONY ESTATES**

This Declaration is made on the date hereinafter set forth by Harmon Crone and Charles L. Cragen, Tenants in Common, hereinafter referred to jointly and severally as "Declarant."

WHEREAS, Declarant is the owner of certain property located in Morgan County, Indiana, which is more particularly described as follows, and hereinafter referred to as the "Real Estate":

LOTS NUMBERED 4W, 4E, 5W, 5E, 6, 7, 9, 10W, 10E, 11, 12, 13W, 13E AND 14N IN HARMONY ESTATES, A SUBDIVISION IN GREEN TOWNSHIP AS PER PLAT THEREOF RECORDED AS INSTRUMENT NO. 20101524 IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA;

NOW THEREFORE, Declarant hereby declares that the Real Estate shall be held, sold and conveyed subject to the following covenants, conditions and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Real Estate and be binding on all owners and parties having any right, title or interest in the Real Estate or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof:

1. No mobile homes are to be placed on the Real Estate;
2. All owners of any portion of the Real Estate shall be responsible for a pro-rated share of maintenance expenses for Centennial Crest Road, a private roadway. The pro-ration shall be calculated based upon the number of owners in Harmony Estates using said roadway; and
3. Lot owners are responsible for erosion control on their lots.

IN WITNESS WHEREOF, the Declarant has hereby caused their names and seals to be subscribed to this 27th day of June, 2003.

Marvel Title & Escrow  
56 N. Main Street  
Martinsville, IN 46151  
(765) 342-6100

03550718

*Harmon Crone*  
HARMON CRONE

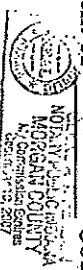
*Charles L. Cragen*  
CHARLES L. CRAGEN

STATE OF INDIANA )  
                                  )SS:  
COUNTY OF MORGAN )

Subscribed and sworn to before me, a Notary Public in and for said county and state, this 24<sup>th</sup> day of June, 2003, at which time HARMON CRONE and CHARLES L. CRAGEN, personally appeared and acknowledged the execution of the above and foregoing Declaration of Covenants, Conditions and Restrictions of Harmony Estates to be a voluntary act and deed.

My Commission Expires: \_\_\_\_\_

*Ben A. Palmer*  
A resident of \_\_\_\_\_  
Notary Public  
County.



This Instrument Prepared By: Stacey E. Evans, Attorney at Law.