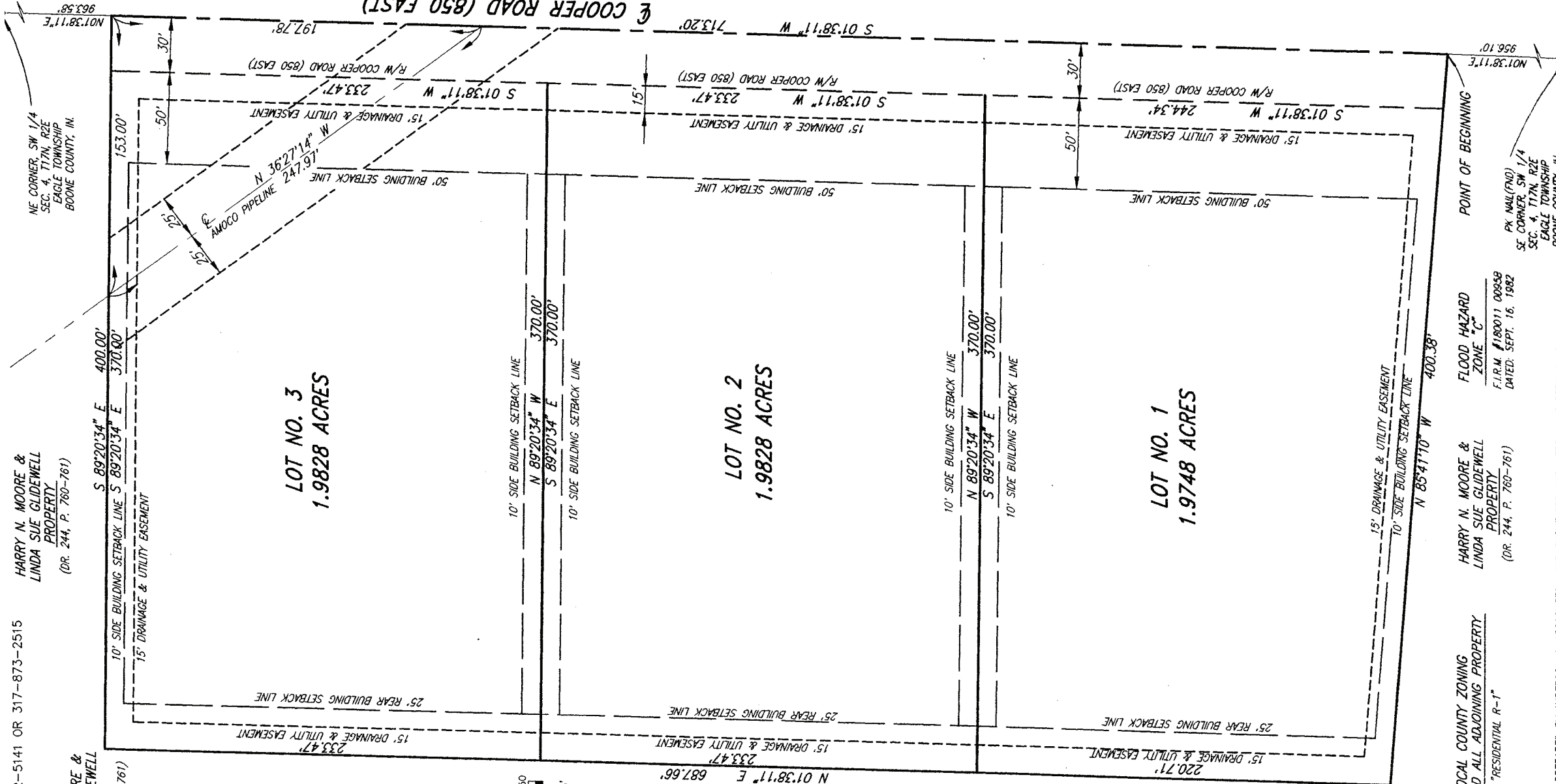


1. 765-482-5141 OR 317-873-2515

HARRY N. MOORE &
LINDA SUE GLIDENWELL
PROPERTY
(DR. 244, P. 760-761)

HARRY N. MOORE &
LINDA SUE GLIDENWELL
PROPERTY
244, P. 760-761)

NE CORNER, SW 1/4
SEC. 4, T17N, R2E
EAGLE TOWNSHIP
BOONE COUNTY, IN.



LOT NO. 3
1.9828 ACRES

LOT NO. 2
1.9828 ACRES

LOT NO. 1
1.9748 ACRES

LOCAL COUNTY ZONING
THIS AND ALL ADJOINING PROPERTY

RESIDENTIAL R-1

HARRY N. MOORE &
LINDA SUE GLIDENWELL
PROPERTY
(DR. 244, P. 760-761)

FLOOD HAZARD
ZONE "C"

F.I.R.M. #180011 00958
DATED: SEPT. 16, 1982

POINT OF BEGINNING

PK MAIL(FND)
SE CORNER, SW 1/4
SEC. 4, T17N, R2E
EAGLE TOWNSHIP
BOONE COUNTY, IN.

INSTRUMENT DOCUMENTED BY AMERSON & ASSOCIATES LAND SURVEYORS INC. (FERRY 1 PARTER R 1 S

ANDERSON

I, the undersigned, by my knowledge, information performed under my Part of the Southwest Eagle Township, Boone Commencing at the S along the approximate along the East line of 956.10 feet to the P, feet; thence North 01 400.00 feet to a poi thence along the app line, South 01°38'11" 6.4309 acres, more c The within plat consis and the width of the parts thereof.

Witness my signature

REG. LAND

The undersigned, does hereby lay off, within plat.

This subdivision shall to Eagle Township, Bo In order to afford ad in this subdivision, th following subdivision r protective covenants, the benefit of and be other legal entities fr subdivision and all pe

1. NAME. This sub a subdivision located

2. STREET DEDICATI dedicated by this plat

3. SUBDIVISION OF farm units of less ar erected, placed or pe

4. TYPE, SIZE AND No single family dwell facility shall be erect within this Subdivision Authorities, which app with the minimum sitc district of Boone Cou.

5. BUILDING SETBACK accessory or recreati lot shall be set back requirements of the L or changed. In a ca are erected, placed o foregoing restrictions boundaries of the nu

6. EASEMENTS. Th marked "D.E.", mean Easements, either sep utility companies, gov within this Subdivision to provide paths and or in adequate under ground and/or the pu shall be built on a D, being served, nor sha any Lot within the Su improvements thereon or depth of any drain. Drainage Easement w are required. "Utility utility companies, not operation and mainter provide utility service condition that follow within such Utility Eas thereto at the cost a work performed. The such lot subject to ti hereinabove stated, w ingress and egress on effectuate such purpo

DATE FOR REGISTRATION
June 15, 1998
SUBJECT TO FINAL ACCEPTANCE
AUDITOR BOONE COUNTY




reby certify that to the best of my professional
, and belief the within plat accurately represents a survey
supervision of real estate described as follows:

Quarter of Section 4, Township 17 North, Range 2 East,
County, Indiana more fully described by:

southeast corner of said Southwest Quarter Section; thence
center line of Cooper Road (County Road 850 East) and
said Southwest Quarter Section, North 01°38'11" East
int of Beginning; thence North 85°41'10" West 400.38
38'11" East 687.66 feet; thence South 89°20'34" East
on the East line of said Southwest Quarter Section;
ximate center line of said Cooper Road and along said East
West 713.20 feet to the Point of Beginning containing
less.

of 3 lots numbered 1, 2 and 3. The sizes of the lots
streets are shown in figures denoting feet and decimal

his 3rd day of DECEMBER, 1997.


Jerry L. Carter, R.L.S. #S0350



my record of all of the real estate described herein,
it and subdivide said real estate in accordance with the

known and designated as MINOR PLAT 97EA-1, an Addition
e County, Indiana.

ate protection to all present and future owners of lots
undersigned owner hereby adopts and establishes the
'ctions ("Subdivision Restrictions"), consisting of
ch and all of which shall run with the land and inure to
inding upon the persons, firms, corporations and
time to time in ownership of the lots of this
ns claiming under or through them.

ision shall be known and designated as MINOR PLAT 97EA-1,
Eagle Township, Boone County, Indiana.

The street right of way for Cooper Road is hereby

TS. No lots in this Subdivision shall be subdivided to
nor shall more than one single-family dwelling house be
tted to remain on any lot within this Subdivision.

TURE OF CONSTRUCTION PERMITTED AND APPROVALS REQUIRED.
house, garage, accessory building or recreational
'out, placed or permitted to remain on any lot
hout the prior written approval of the Planning
l shall be subject, among other things, to compliance
rds and other conditions and restrictions of the zoning
Indiana.

REQUIREMENTS. Every single-family dwelling house, garage,
facility erected, placed or permitted to remain on a
as to comply with the setback (side, rear and front)
e County Zoning Ordinance, as from time to time amended
where a single-family dwelling house and attached garage
mitted to remain on two or more adjoining lots, the
ll apply only to the lot lines of the extreme
e lots.

rips of ground shown on the plat of this Subdivision and
'rriage Easements, and "I.L.E.", meaning Utility
ely or together, are created for the use of public
ental agencies and the owners of the several lots
follows: "Drainage Easements": (D.E.) are created
rses for area and local storm drainage, either overland
nd conduit, to serve the needs of this and adjoining
drainage system. No structures, including fences,
ge Easement which will obstruct flow from the area
y changes be made in the finish grade elevations of
sion, whether in connection with the construction of
otherwise, so as to modify, alter or change the location
swales, ditches or creeks located within any such
t the approval of all authorities from whom approvals
ements": (U.E.) are created for the use of public
uing transportation companies, for the installation,
e of mains, ducts, poles, lines and wires necessary to
y lot or lots within the Subdivision, subject to the
y installation or maintenance, the affected area
nt shall be returned to the condition existing prior
xpense of the party responsible for having any such
er of any lot in this Subdivision shall be the

7. LAND USE AND BUILDING TYPE. No lot shall be used except for residential
purposes. No building shall be erected, altered, placed or permitted to remain
on any lot other than a one or two story single-family dwelling and must have an
attached minimum two car garage, however, outbuildings will be permitted with an
allowable size ranging from 75 square feet and 2400 square feet.

8. DWELLING SIZE. The living area of the main structure, exclusive of garage
and open porches shall be not less than twelve hundred (1,200) square feet for a
single story and nine hundred (900) for a multi-story.

9. NUISANCES. 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. Any lot purchased shall be maintained and not
left to create an eyesore.

10. RURAL DEVELOPMENT: In accepting ownership of any lot in this subdivision, the
grantees do hereby acknowledge that the surrounding land is agriculture in use and subject
to intense agriculture practices, and grantees, and their heirs and assigns, and successors in
interest, are precluded from complaining, seeking damages and/or attempting to enjoy the us-
the property (land), for confined feeding, grain handling operations, or use of manure, fertilizer
or other agriculture chemicals because of nuisances which may result from such practices as
as generally accepted farming practices are followed. It is further recognized that farming
operations may include dust, disruptive noises, and light for 24 hours per day during crop plan
and harvesting seasons. This condition and agreement shall also run with the land.

11. SIGNS. No sign of any kind shall be displayed to the public view on any
lot except 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
construction and sales period. However, any sign required by law may be
displayed during the required period.

12. GARBAGE & REFUSE DISPOSAL. No lot shall be used or maintained as a dumping
ground. Trash, garbage or other waste shall be kept in sanitary containers and
conform to any ordinance.

13. WATER SUPPLY & SEWAGE DISPOSAL. Individual water supply (wells) and
individual sewage disposal systems (septic fields) shall be installed per Boone
County and State of Indiana requirements.


14. RIGHTS OF ENFORCEMENT. In the event of the violation, or threatened
violation, of any of the Subdivision Restrictions herein enumerated, the persons
in ownership from time to time of Lots in this Subdivision and all parties
claiming under them, including the Boone County Area Plan Commission, shall have
the right, individually, jointly or severally, to enforce these Subdivision
Restrictions and pursue any and all remedies, in law or equity, available under
applicable Indiana law, with or without proving any actual damages, including
the right to secure injunctive relief or secure removal by due process of any
building, structure, improvement or facility not in compliance with these
Subdivision Restrictions, and shall be entitled to recover reasonable attorneys'
fees and other legal costs and expenses incurred as a result thereof.

15. GENERAL. These Subdivision Restrictions shall run with the land and shall
be binding on all parties claiming under them for a period of twenty-five (25)
years from the date of recordation, and shall automatically extend for
successive periods of ten (10) years each unless prior to the expiration of any
ten (10) year period they are amended or changed as provided herein.
Invalidation of any portion of these Subdivision Restrictions by judgment or
decree shall in no way effect any of the other provisions hereof which shall
remain in full force and effect.

IN WITNESS WHEREOF, Harry N. Moore and Linda Sue Gidewell as fee simple owners
of the real estate subdivided by the Plat of this subdivision, has caused these
Subdivision Restrictions to be executed this 4th day of February, 1997
1998

STATE OF INDIANA)
COUNTY OF BOONE) SS:

Before me, a Notary Public in and for said County and State, personally appeared
Harry N. Moore, and Linda Sue Moore, who, after having been duly sworn,
acknowledged the execution of the foregoing Plat Covenants, Conditions and
Restrictions.

 exp 03-26-2000

WITNESS my hand and Notarial Seal this 4th day of February, 1997 1998.
Printed: JUDITH A. BROWER, Notary Public

PLAN COMMISSION'S CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF INDIANA CODE 36-7-3 et seq. AS AMENDED OR
SUPPLEMENTED, AND AN ORDINANCE ADOPTED BY THE BOARD OF COMMISSIONERS, BOONE
COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOONE COUNTY PLAN
COMMISSION AS FOLLOWS:

APPROVED AT A PUBLIC MEETING OF THE BOONE COUNTY AREA PLAN COMMISSION ON THE 3RD
DAY OF DECEMBER, 1997.

 A. M.