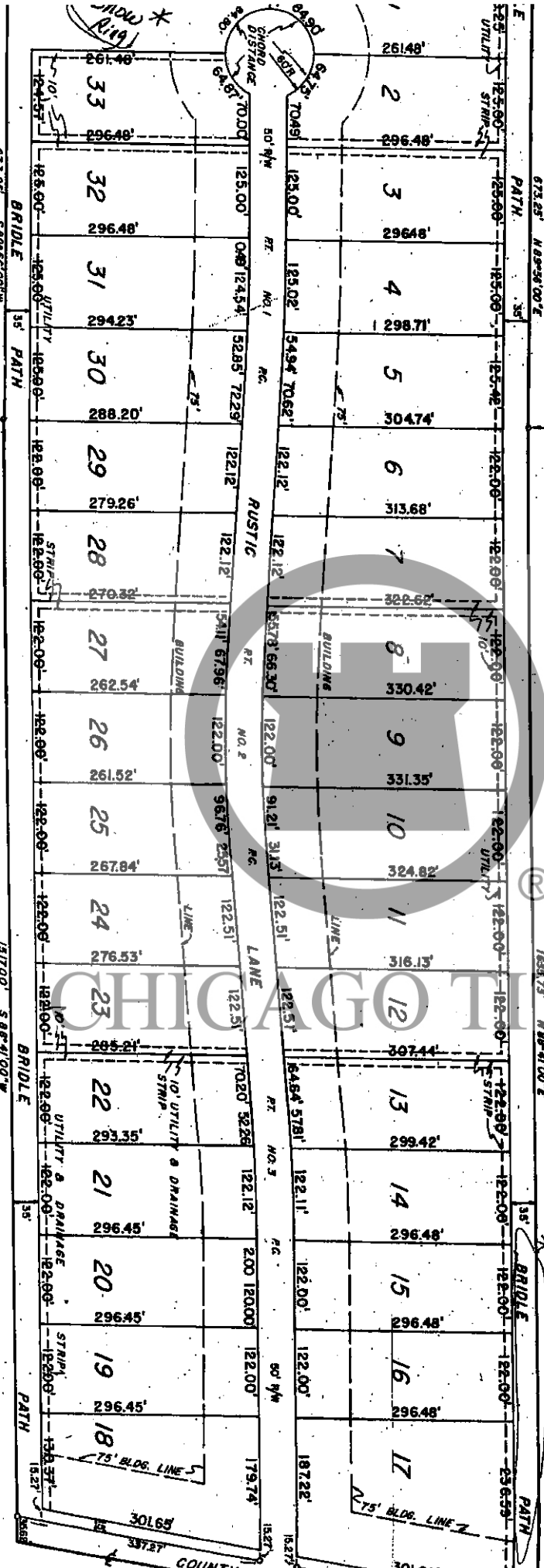


RUSTIC ACRES

PLEASANT TOWNSHIP

JOHNSON COUNTY, INDIANA

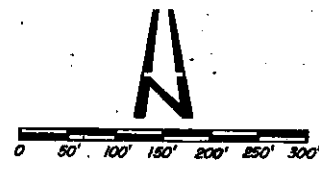


LOCATION	DELTA	RADIUS	TANGENT	LENGTH
SEC. 19				
SEC. 20				

A

CONCRETE MONUMENT

NO.	LOCATION	DELTA	RADIUS	TANGENT	LENGTH
1	INSIDE	2°56'50"	3448.68'		179.39'
	OUTSIDE		3498.68'	90.00'	179.96'
2	INSIDE	8°15'43"	1938.41'	140.00'	279.51'
	OUTSIDE		1988.41'		286.22'
3	INSIDE	4°03'53"	2486.13'		176.38'
	OUTSIDE		2536.13'	90.00'	179.92'



KNOW ALL MEN BY THESE PRESENTS: THAT LYLE R. HIATT, AND LYANN HIATT, HUSBAND AND WIFE, OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:-

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, AND A PART OF THE NORTHWEST QUARTER OF SECTION 20 IN THE SAME AFORESAID TOWNSHIP AND RANGE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 AT A DISTANCE OF 580.80 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 41 MINUTES EAST 1635.73 FEET TO THE CENTERLINE OF JOHNSON COUNTY ROAD NO. 75W; THENCE SOUTH 9 DEGREES 25 MINUTES WEST 725.46 FEET; THENCE SOUTH 88 DEGREES 41 MINUTES WEST 1517.00 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 89 DEGREES 56 MINUTES WEST 673.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES WEST 712.96 FEET; THENCE NORTH 89 DEGREES 56 MINUTES EAST 673.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 36.70 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY.

DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID REAL ESTATE INTO LOTS, STREETS, BRIDAL PATH AND SHOW RING IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH ADDITION SHALL BE KNOWN AS RUSTIC ACRES. THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE, AND 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:-

* (D) THE FRONT 60% IN DEPTH OF EACH LOT SHALL BE USED ONLY FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON THIS FRONT 60% OF ANY LOT OTHER THAN ONE SINGLE FAMILY DWELLING WITH A MINIMUM FIRST FLOOR AREA, EXCLUSIVE OF OPEN PORCHES, PATIOS AND GARAGES, OF 1500 SQUARE FEET. ALL RESIDENCES SHALL BE CONSTRUCTED OF BRICK OR STONE VENEER.

* (A) THE BACK 40% IN DEPTH OF EACH LOT MAY BE USED FOR THE PURPOSE OF KEEPING NO MORE THAN FOUR (4) SADDLE HORSES THEREON. A STABLE MAY BE ERRECTED THEREON FOR THE PURPOSE OF MAINTAINING SAID SADDLE HORSES. THE ARCHITECTURE OF THE STABLE SHALL BE COMPATIBLE TO THE HOUSE ERRECTED ON THE FRONT OF THE LOT.

NO STABLE MAY BE ERRECTED UNTIL THE RESIDENCE ON THE FRONT OF THE LOT HAS BEEN COMPLETED.

STABLES MAY BE PLACED AGAINST THE REAR LOT LINE OF THE LOTS.

NO STABLE SHALL BE PLACED NEARER THAN 15 FEET FROM ANY SIDE LOT LINE.

2. NO BUILDING SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACED, OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE.

3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO AN INTERIOR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS, AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING, ON A LOT TO ENCRACH UPON ANOTHER LOT. NO RESIDENT SHALL BE PERMITTED TO PARK ON THE STREET RIGHT-OF-WAY AT ANY TIME.

4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR 10 FEET OF EACH LOT.

5. 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.

6. NO STRUCTURE 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.

(A) NO TRAILER, BOAT, CAMPING EQUIPMENT, DISABLED MOTOR VEHICLE OR OTHERWISE SHALL BE STORED, PARKED IN ANY MANNER WHATSOEVER IN FRONT OF THE HOUSE OR DWELLINGS ERRECTED ON THESE LOTS AND THE RESIDENTS SHALL MAKE EVERY EFFORT TO KEEP THEIR YARD AND LOT IN AN ATTRACTIVE MANNER, AND IN SUCH A CONDITION THAT IT SHALL NOT DETRACT FROM THE PROPERTY VALUE OF THE ADDITION. SUCH CONDITION ALSO SHALL INCLUDE WEEKLY REMOVAL OF ACCUMULATED MANURE, AND THE SOLE JUDGE AS TO WHETHER OR NOT IT IS BEING SO KEPT SHALL REMAIN IN THE ARCHITECTURAL CONTROL COMMITTEE, MEMBERS OF WHICH ARE PROVIDED HEREAFTER. EACH PROPERTY OWNER HEREBY AGREEING TO BE RESPONSIBLE FOR THE COST OF REMOVAL AND CLEANING AND CLEANING IF NECESSARY, ATTORNEY FEES, AND COURT COSTS AFTER WRITTEN NOTICE FOR REMOVAL AND CLEANING DEEMED NECESSARY BY SAID COMMITTEE.

7. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER, A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR.

(A) THIS AFORESAID ARCHITECTURAL CONTROL COMMITTEE MAY BE ELECTED BY THE MAJORITY OF THE LOT OWNERS WHEN THE FOLLOWING STEPS HAVE BEEN TAKEN: (1) NOTICE IS SERVED UPON THE ARCHITECTURAL CONTROL COMMITTEE THAT AN ELECTION HAS BEEN REQUESTED, SAID NOTICE BEING SIGNED BY FIFTY PER CENT OF THE FEE TITLE OWNERS OF THE LOTS IN THIS SUBDIVISION. (2) NOMINATIONS FOR SAID COMMITTEE MUST BE MADE IN WRITING TO THE ARCHITECTURAL CONTROL COMMITTEE AND SAID NOMINATIONS MUST BE SIGNED BY AT LEAST TEN PERCENT OF THE FEE TITLE OWNERS, EACH LOT HAVING ONE VOTE. ELECTION WILL BE HELD WITHIN THIRTY DAYS AFTER NOMINATIONS HAVE BEEN CLOSED AND NOMINATIONS WILL BE CLOSED AFTER THIRTY DAYS HAS ELAPSED SINCE NOTICE OF ELECTION HAS BEEN SERVED UPON THE ARCHITECTURAL CONTROL COMMITTEE. THE ELECTION WILL THEN BE HELD AT THE TIME AND PLACE SELECTED BY THE ARCHITECTURAL CONTROL COMMITTEE, BALLOTS SHALL BE CAST IN WRITING AND ONE VOTE WILL BE CAST FOR EACH LOT IN THE SUBDIVISION.

8. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAIL TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT 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.

10. NO OIL DRILLINGS, 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 ERRECTED, MAINTAINED, OR PERMITTED UPON ANY LOT.

11. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT HORSES. DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

12. OTHER WAIVER FOR

13. 2 AND 5 F TRIANGULAR FROM THE INTERSECT LOT WITH OR ALLEY. TIONS UNL SIGHT L11

14. FOR THEIR LOT OWNER OR HIS

15. CONDUCTI AS THEY E LANDS THE ON ANY OF RUN-OFF 1

16. BOND PLA WHICH T11 AN INSTR CHANGE-TY

17. AFFECT AN

18. AGAINST 2 VIOLATIO

(N V HIATT, O)

STATE OF

COUNTY OF

DATE, 17 ACRES, PE THEIR DUL

MY COMMIS

July 21

WITH THE BY ME IN' SIZE, TVI

UNDER AUT OF. INDIA MISS IONEI AS FOLLO

APP

7

UNDER AUT THIS PLAT A MEETIN!

GEORGE

ENTERED

No.

RECEIVED

PLAT BOOK

FEE 9

12. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage. 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.

13. No fence, wall, hedge or shrub planting which obstructs right line at elevations between 2 and 6 feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line, and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same right line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such right lines.

* (14) The bridal trails and the show rings are dedicated to the owners of lots in Rustic Acres for their exclusive use. Maintenance and management of these areas is to be by a majority of the lot owners. All lot owners are to share the expense of maintaining these areas, and each lot owner shall be responsible for any accidents in the use of these premises by said owner, his family or his guests.

15. Drainage easements are indicated on the plat. These easements are for the purpose of conducting storm water run-off through and off of Rustic Acres. Preservation of these easements as they exist, at the time of platting, is the responsibility of the various owners across whose lands these easements fall. Nothing is to be constructed, grown, planted or allowed to remain on any of these easements that will in any way block, obstruct or impede the flow of storm water run-off thereon.

16. 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 25 years from the date these covenants are recorded. After which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change them in whole or in part.

17. Invalidity 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.

18. Enforcement, unless otherwise provided herein, 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.

IN WITNESS WHEREOF, This indenture has been executed by the undersigned, Lyle R. Hiatt and Louann Hiatt, Owners, for and in behalf of such ownership, this 6th day of November, 1968.

Lyle R. Hiatt
Lyle R. Hiatt

Louann Hiatt
Louann Hiatt

STATE OF INDIANA }
COUNTY OF JOHNSON } SS:

I, the undersigned, a Notary Public, duly commissioned to take acknowledgements and administer oaths, in the State of Indiana, certify that Lyle R. Hiatt and Louann Hiatt, the owners of Rustic Acres, personally appeared before me and acknowledged the execution of the foregoing indenture, as their duly authorized acts, this 6 day of November, 1968.

My Commission Expires

July 28, 1969

Marilyn Baker
Marilyn Baker
NOTARY PUBLIC

I, James O. Freese, hereby certify that I am a Professional Engineer licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed by me in September 1968, and that the monuments shown thereon actually exist, and that the location, size, type and material are accurately shown.



James O. Freese
James O. Freese
Reg. Land Surveyor No. 9960
Reg. Engineer No. 4013
October 30, 1968.



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD November 14, 1968.

Marlin Prince
MARLIN PRINCE, CHAIRMAN

Ray F. Hendricks
RAY HENDRICKS, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE _____ DAY OF _____ 1969.

George Herring
GEORGE HERRING

Maurice McCarty
MAURICE MCCARTY

EUGENE BARGER

ENTERED FOR TAXATION THIS 11 DAY OF January, 1969.

Herbert R. Whitaker
HERBERT R. WHITAKER, AUDITOR
JOHNSON COUNTY, INDIANA

No. 06876

RECEIVED FOR RECORD THIS 11 DAY OF January, 1969, AT 10:00 AM, AND RECORDED IN

PLAT BOOK 6, PAGE NO. 95

FEE 9.40

Mary Lynn Kesting
MARY LYNN KESTING, RECORDER
JOHNSON COUNTY, INDIANA

THIS PLAT IS SUBJECT TO THE 1965 DRAINAGE ACT.