

THE SUMMER RIDGE

QUARTER OF SECTION 10 AND A PART OF THE NORTHEAST TOWNSHIP 13 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA.

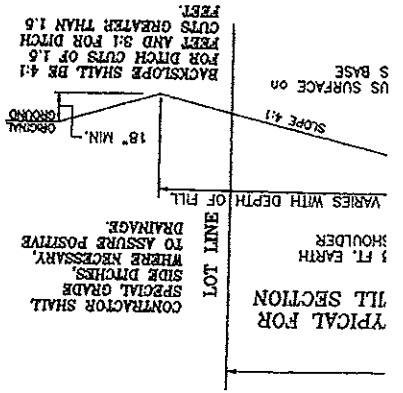
R AND DEVELOPER: MARY ANN TROUT
3728 Pebble Creek Dr.
Indianapolis, IN 46268

R OF RECORD IS MARY ANN TROUT PER AN COUNTY DEED RECORD 346, PAGE 441-442. 3 ARE PRESENTLY NO IMPROVEMENTS ON ANY LOT.

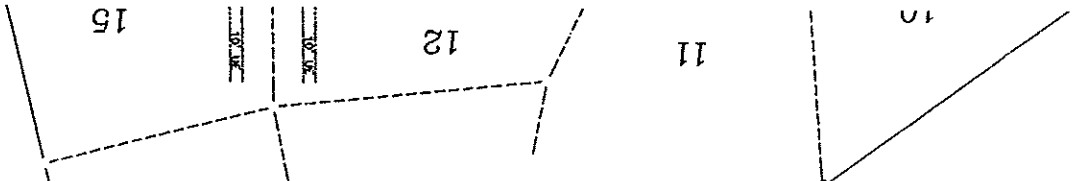
DESCRIPTION OF SUMMER RIDGE

A part of the Southeast Quarter of Section 10 and a part of the Northeast Quarter of Section 15 all in Township 13 North, Range 2 East, Morgan County, Indiana described as follows:

Beginning at an iron pin which marks the northeast corner of Section 15; thence, South 01 degrees 07 minutes 08 seconds East (assumed bearing) with the east line of the Northeast Quarter of Section 15 and in the county road, 501.71 feet; thence South 88 degrees 18 minutes 18 seconds West 1318.50 feet; thence, South 01 degrees 58 minutes 10 seconds East 326.18 feet to the center of Old State Highway 144; thence, with the center of the rightway the following three courses: (1) North 73 degrees 19 minutes 22 seconds West 97.67 feet; (2) along a curve concaved northeasterly having a radius of 1809.84 feet, a central angle of 14 degrees 38 minutes 04 seconds, a chord bearing North 66 degrees 04 minutes 20 seconds West 69.34 feet to the southeast corner of Valley Heights, Section I; 41 minutes 18 seconds West 69.34 feet to the southeast corner of Valley Heights, Section I; thence, with the east line of Valley Heights, North 01 degrees 11 minutes 42 seconds West 584.31 feet to the southwest corner of Valley Heights, Section II; thence, with the south line of Valley Heights, Section II and Section III extended, North 88 degrees 18 minutes 18 seconds East 1804.30 feet to the east line and in the Southeast Quarter of Section 10 and the county road; thence, with said east line and in the county road, South 90 degrees 18 minutes 50 seconds West 22.84 feet to the Point of Beginning and containing 25.68 acres, more or less.



VALLEY HEIGHTS SECTION II



Book 1187 Page 629

IRON ROD FOUND PER COUNTY RECORDS NE COR., SE-04, SEC. 10

The undersigned, Mary Ann Trout owner of the real estate shown and described hereon, do hereby certify that they have platted and subdivided the same into twenty-three (23) lots to be known as SUMMER RIDGE, and do hereby establish the following dedications, covenants and restrictions to run with the land and to be binding upon all future owners, heirs and assigns:

1. That part of the lands shown and designated hereon as streets or right-of-way are hereby dedicated to the public for roadway purposes.
2. All owners, their heirs and assigns shall take title to the lots shown hereon subject to the covenants and restrictions as recorded in Book 1187 Page 167 to 172 in the Office of the Recorder of Morgan County. Said covenants shall be binding upon owners of all lots in this subdivision, the same as if recited hereon.

This declaratory statement of certification and dedication to run with the land is hereby so declared and executed this 20th day of November, 2000.



Mary Ann Trout
Mary Ann Trout

State of Indiana)
County of Morgan)

Before me, the undersigned, a Notary Public, personally appeared Mary Ann Trout and witness the execution of this instrument to be her voluntary act and deed.

Witness my Hand and Seal this 20th day of November 1998, 2000

Theresa Meeker
Signed Notary Public

Printed or Typed
Theresa Meeker

Resident of Morgan County.
My Commission Expires: 12-15-06

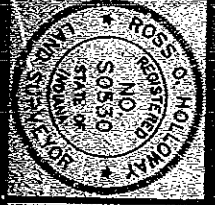
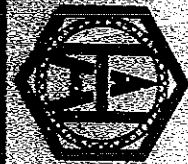
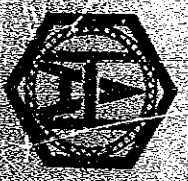
(1) COMMON CORNER OF SEC. 11 12 13 & 14 IS N. 88°45'16" E. 3313.52 N. 88°45'16" E. 2897 SECTION CORNER IS COUNTY RECORDS

(2) THEORETICAL LOCATION OF SECTION CORNER IS COUNTY RECORDS

VALLEY HEIGHTS SECTION III

N 00°18'50" E - 2129.54

Holloway Associates, p.c.
Professional Engineers and Land Surveyors
Mooresville, Indiana 46158
(317) 831-7918 or (800) 831-7918
E-mail: holloway@holloway-engineers.com



WITNESS SIGNATURE

20113527

21.00
3.00
23.00

17

SUMMER RIDGE COVENANTS AND RESTRICTIONS

The following is the declaratory statement of dedication, limitations, restrictions and covenants for all purchasers, their heirs, successors and assigns, of lots in **SUMMER RIDGE**, a residential subdivision, lying in the Southeast Quarter of Section 10, and part of the Northeast Quarter of Section 15 all in Township 13 North, Range 2 East, Morgan County, Indiana, and shall take title subject to and be bound by the following.

Mary Ann Trout, owner and developer of Summer Ridge, hereby assigns to Summer Ridge LLC the right to enforce these covenants and restrictions and the rights, powers, and duties as more specifically defined in Items 1 through 27 below. Assignment of these rights, powers, and duties to Summer Ridge LLC does not abrogate or in any way diminish the rights of Mary Ann Trout to also enforce any and all provisions of these covenants and restrictions:

1. Use of Lots. All lots in this subdivision shall be used solely for residential purposes. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling and a private attached garage for cars. No dwelling shall have less than a full size 2 car or more than a 4 car attached garage, unless otherwise approved by the Summer Ridge LLC. All dwellings shall have either a basement or crawl space foundation, specifically, wood foundations and concrete slab foundations will not be permitted. Carports with open sides will not be permitted. No portion of any lot may be sold or subdivided so that there will be thereby created a greater number of lots than the original number platted.
2. Minimum Living Space. The ground floor of all multi-story dwellings constructed in this subdivision, exclusive of one-story open porches, garages and other areas not considered living areas, shall be not less than 1,200 square feet of finished and livable floor area, with a total aggregate of 2,200 minimum square feet of finished and livable floor area. In the case of a one-story structure, the ground floor area, exclusive of one-story open porches, garages and other areas not considered living areas, shall be not less than 1,800 square feet of finished and livable floor area. Basement floor areas, both finished and unfinished, shall not be counted in the above square footage and shall be in addition thereto. Notwithstanding the foregoing, Summer Ridge LLC may, in its discretion, approve construction of a dwelling that does not comply with the foregoing requirements if in Summer Ridge LLC's discretion the design and size of the dwelling will be compatible with the other dwellings in the subdivision and will not detract from their value.

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3. **Building Location.** No building shall be located on any lot nearer to the front lot line than forty (40) feet unless approved by Summer Ridge LLC or shown otherwise on the plat of SUMMER RIDGE, which shall control. No building shall be located nearer to the side and rear lot lines than twenty (20) feet unless approved by Summer Ridge LLC. For the purpose of this covenant, eaves, steps and open porches shall not be considered a part of the building; provided, however, that this shall not be construed to permit any portion of any building on any lot to encroach upon any other lot unless the other lot, or part thereof, is owned by the same owner.
4. **Building and Improvement Plan Review.** All plans for the construction of residential dwellings, accessory buildings, other structures and improvements shall be reviewed and approved by Summer Ridge LLC in order to promote harmony of design and compatibility with existing structures. Only Summer Ridge LLC approved builders are allowed to construct dwellings in this subdivision. Summer Ridge LLC also shall approve any technical variation or exception from any construction requirements. An erosion control plan must be submitted to Summer Ridge LLC for review in accordance with Item No. 9 of these covenants and restrictions.
5. **Architectural Design.** All buildings, walls, fences and all other structures are subject to the approval of Summer Ridge LLC. No building, wall, fence or other structure shall be constructed, erected, placed or altered in this subdivision until the site plan, building plans, erosion control plan and all specifications have been submitted to Summer Ridge LLC which will approve or disapprove the submittals as to conformity and harmony with the exterior design, quality and aesthetic appearance of existing homes and for conformity with topography, surface drainage, landscaping, total living area, ground floor area, exterior materials and colors, driveway width and location, quantity of off street parking, destruction of trees and other vegetation, erosion control measures and any other such matter as may affect the environment, ecology or aesthetics of the subdivision.

In the event Summer Ridge LLC, or its designated representative, fails to approve or disapprove any plans and specifications within forty five (45) days after such plans and specifications have been submitted to it, then such plans and specifications will be considered approved.
6. **Business Use.** No mercantile or business establishment of any kind or character shall be erected, altered, permitted or maintained on any lot. However, a home office is allowed provided there are no more than two clients or business associates at the home at any one time. No home business related signs, banners or placards are allowed on the exterior of any building or on any lot.
7. **Storage and Refuse Disposal.** No outside storage of equipment, materials, supplies, debris and unlicensed or inoperative vehicles, (including recreational vehicles, boat, trailers, motorcycles or any other motorized or equipment of any kind)

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shall be permitted. Trash, garbage or other wastes shall be kept in sanitary animal proof containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition. No incinerators or trash burning shall be allowed.

8. **Construction requirements.**

- a. Overhangs (eaves) shall be a minimum of twelve (12) inches, excluding exterior finish.
- b. If the roof is a hip type then a minimum of 6/12 pitch shall be used. If the roof is to be a gable type then a minimum of 8/12 pitch shall be used.
- c. Materials and colors used on the exterior of all homes and improvements are subject to the approval of Summer Ridge LLC. All exterior colors are, generally, to be subdued, earthen tones or white and compatible with other structures in or planned for the immediate area. No masonite, vinyl or aluminum siding shall be used on exterior construction.
- d. After construction, all lots shall be graded and landscaped. The grading shall be so as to provide positive drainage from the house as constructed. To insure positive drainage the ground shall slope away from the dwelling a minimum of one (1) inch per foot, for the first six (6) feet outside the perimeter of the foundation.
- e. All construction, finish grading, sidewalks and landscaping shall be completed within one (1) year of the start of construction, acts of God and unusual weather or destruction of work in progress excepting.
- f. All owners and their builders/contractors shall be responsible for and maintain the job site in a reasonable, slightly order, containing all trash and debris within the lot and properly disposed of or removed. Owners and their builder/contractors shall register and obtain from Summer Ridge LLC a copy of **SUMMER RIDGE** plat and these covenants and restrictions.
- g. All owners and their builders/contractors shall be responsible for and repair or restore any damage during construction, whether or not inadvertent or unavoidable, including but not limited to streets, drainage area, utilities or other improvements.
- h. All owners shall be fully responsible for providing proper erosion control on their lot. In the event proper erosion control is not maintained, the lot owner shall be responsible for any and all damages incurred by Summer Ridge LLC and various lot owners. Summer Ridge LLC shall have the right to notify the lot owner of specific erosion problems and to assess damages from this. The Lot Owner is responsible for the acts of any builder, contractor or subcontractor doing work on the owner's lot. Erosion control shall be in

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- accordance with Item 9 of these covenants and restrictions.
- i. All lot owners, for the good of the community, will maintain their lots in good condition to the edge of the street.
 - j. All driveways, including but not limited to those serving the primary resident and additional structures, shall be of a paved, hard surface material or as approved by Summer Ridge LLC. Surfacing of all driveways must take place within one (1) year of construction completion.

9. **Erosion Control on Lots.** Owners shall take their titles subject to the requirements for installing and maintaining erosion control structures including but not limited to, silt fence, temporary and permanent seeding or sodding, erosion control mats or blankets, inlet and storm structure protection, diversion channels, rip-rap channels and slopes and temporary construction drives. Erosion control measures shall be installed such that sediment, mud, gravel or any other debris, water, air or vehicle borne, are prevented from leaving their lot in any manner including entering storm structures, lakes, water courses or onto street and road right-of-way. Further, the lot owner(s) shall be responsible for any erosion from their lot caused or produced by builders, contractors, subcontractors, or material suppliers. Owners agree to be financially responsible and to indemnify and hold harmless Summer Ridge LLC for any damage or legal action resulting, either directly or indirectly, from erosion on Owners lot. Owners shall be responsible for payment of any fines or penalties imposed by local, state or federal agencies on Summer Ridge LLC, which arise from erosion on Owners lot. Summer Ridge LLC reserves the specific right to obtain injunction and judicial relief if Owner fails to comply with these requirements.

10. **Utility Easements.** Areas designated as utility easements on this plat are dedicated as easements for the installation and maintenance of public utilities reasonably and conveniently required, such as lines, ducts, gas or water mains or sewer mains and laterals, electric lines, telephone lines and cable television lines, not including transportation and transmission company lines. No structures shall be erected on or maintained within such areas. Maintenance of the easement area is the responsibility of the owner. Unless noted otherwise on the plat there is an eight (8) foot wide utility easement off of each side line and rear line of each lot. In addition there is a twenty (20) foot utility easement off of each street side of each lot and a twenty (20) foot utility easement off of the roadside lot line of each lot that adjoins.

11. **Drainage Easements.** All lot Owners shall take their titles subject to the rights of others to use the natural ravines, swales and valleys for the conveyance of storm water. No Owner shall impede or hinder in any way the passage of storm water through or across their lot. Each Owner shall provide adequate structures to convey storm water where improvements are constructed across swales, valleys and

2011/3/5/2/7

- ravines. Unless noted otherwise on the plat there is an eight (8) foot wide drainage easement off of each side line and rear line of each lot.
12. **Vehicle Parking.** No unlicensed or inoperative vehicles of any kind including boats, trucks, campers, trailers, recreational vehicles, motorcycles, or similar vehicles shall be parked on any road, street, private driveway, or lot. Operating and licensed vehicles (of the kind and nature described above) may be parked on a lot provided it is screened in such a way that it is not visible to the occupants of the adjacent lots. No vehicle of any kind shall be parked on the street except for a reasonable length of time. Summer Ridge LLC shall determine what is acceptable screening and shall determine what is a reasonable length of time.
13. **Nuisance.** No noxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood, nor shall any unlawful act or activity be allowed whatsoever.
14. **Additional Structures.** One detached, non-residential building will be allowed per lot upon approval of site plan and building plans by Summer Ridge LLC and the Morgan County Planning Department. The minimum standards upon which approval will be based include the building having the same architectural style as the existing residential dwelling including similar brick or exterior finish and similar shingles. The exterior footprint of building shall not exceed 24' x 40' unless approved by Summer Ridge LLC.
15. **Animals.** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Dogs, cats, or other normal household pets may be kept if they are confined in a fenced enclosure or within the principal building, and provided that they are not kept, bred or maintained for any commercial purpose. Dogs and cats so kept shall not be permitted to roam at large within the subdivision and shall be confined to the owner's premises. No freestanding pet facilities are allowed. Customary household pet does not include pot-bellied or midget pigs or hogs, exotic animals and/or other animals that would normally be considered livestock or zoo animals. Animals shall be kept only in a quiet manner. Lot owners shall be allowed three (3) total pets.
16. **Pools.** Above ground swimming pools are not permitted. In-ground pools are permissible and subject to all state and county rules and regulations. The location of any in-ground pool shall be approved by Summer Ridge LLC.
17. **Signs.** No signs of any kind shall be displayed to the public view on any lot except for one sign of not more than five (5) square feet advertising the property for sale or rent. No more than four (4) signs no larger than five (5) square feet shall be allowed by builder or others to advertise the property during construction; however, any sign required by law may be displayed during the construction period in addition to the permitted signs. This covenant has no application to marketing or promotional signs of Summer Ridge LLC while lots are being sold.

18. **Vacant Lot Maintenance.** Vacant lots shall be maintained per the following terms:
No trash shall be allowed to accumulate or vegetation to grow in excess of twelve (12) inches in height. Unsold lots, held by Summer Ridge LLC, shall be mowed and maintained by Summer Ridge LLC. However, vegetation on Summer Ridge LLC owned lots can grow to a maximum height of 30 inches. If sold lots are not mowed and maintained, Summer Ridge LLC shall have the option to mow, or otherwise maintain the property, by removing trash or debris and charge the owner a reasonable fee.
19. **Storage Tanks.** No bulk storage tanks of any kind will be allowed.
20. **Mailboxes.** Summer Ridge LLC shall specify style, color, type, manufacturer and location of all mailboxes. Only Summer Ridge LLC approved mailboxes are allowed in SUMMER RIDGE.
21. **Exterior Antennas.** Satellite, TV, radio, and cable transmission/receiving devices are not permitted unless approved by Summer Ridge LLC in regards to size and location.
22. **Trees.** Two (2), two-inch caliper trees shall be planted in each front yard of lots that are non-wooded. The type and species of these trees to be approved by Summer Ridge LLC.
23. **Basketball goals.** Basketball goals shall not be allowed in front (on the yard or driveways) of any front entry garage homes - only side entry garage homes may apply to Summer Ridge LLC for approval of basketball goals. Backboards of all basketball goals shall be translucent fiberglass with a black pole (or an approved equal). Summer Ridge LLC reserves the right to approve or disapprove the location of all basketball goals. No basketball goals shall be attached to any structure.
24. **Roofing.** All roofing materials must be of either wood or a dimensional asphalt/fiberglass shingle or as approved by Summer Ridge LLC.
25. **Fences.** All fences must also be approved by Summer Ridge LLC as to type, size, and material to insure a desired appearance consistent with the overall aesthetics of the subdivision. Desired approvable fencing shall be black chain-link or wrought iron style. No fence shall be erected until approval is obtained from Summer Ridge LLC and no fence shall be erected closer than the front of the dwelling structure. All fences shall be maintained in good repair.
26. **Builders.** All homes are to be built by Duke Homes, Inc. and/or Michael J. Duke. This covenant is to run with the land with the only exceptions being a written notice from Duke homes, Inc. and/or Michael J. Duke, granting permission for such exceptions.

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27. **Authority.** Summer Ridge LLC is the final authority for issues, clarifications, interpretations and exceptions involving development, covenants, and restrictions for SUMMER RIDGE. This authority shall last until the last lot is sold or until Summer Ridge LLC relinquishes this authority in writing.

In witness whereof, Mary Ann Trout, owner and developer of Summer Ridge, a single family residential development, hereby executes and causes to be executed these covenants, restrictions, dedication and limitations as her voluntary act and deed this 20th day of August, 2001.


Mary Ann Trout

STATE OF INDIANA)
COUNTY OF MORGAN) SS:

Before me the undersigned, a Notary Public, personally appeared Mary Ann Trout, who acknowledged the execution of the foregoing instrument this 20 day of August, 2001.


(Signed)

Kelly Larrison
Printed

Resident of Morgan County.

My Commission Expires 10-24-2009

This instrument prepared by Mary Ann Trout

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FOR RECORD

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KAREN BLUMENTHAL
MORGAN CO RECORDER

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20113527

7



CHICAGO TITLE

20113527

SUMMER RIDGE

EAST QUARTER OF SECTION 10 AND A PART OF THE NORTHEAST
IN TOWNSHIP 13 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA.

IRON ROD FOUND
PER COUNTY RECORDS
NE COR., SE-OA, SEC. 10

OWNER AND DEVELOPER: MARY ANN TROUT
3728 Pebble Creek Dr.
Indianapolis, IN 46268

OWNER OF RECORD IS MARY ANN TROUT PER
MORGAN COUNTY DEED RECORD 346, PAGE 441-442.
THERE ARE PRESENTLY NO IMPROVEMENTS ON ANY LOT.

DEDICATION OF Replat of SUMMER RIDGE

The undersigned, Mary Ann Trout owner of the real estate shown and described hereon, do hereby certify that they have platted and subdivided the same into twenty-one (21) lots to be known as SUMMER RIDGE, and do hereby establish the following dedications, covenants and restrictions to run with the land and to be binding upon all future owners, heirs and assigns:

1. That part of the lands shown and designated hereon as streets or right-of-way are hereby dedicated to the public for roadway purposes.
2. All owners, their heirs and assigns shall take title to the lots shown hereon subject to the covenants and restrictions as recorded as instrument Number 20113527, in the Office of the Recorder of Morgan County. Said covenants shall be binding upon owners of all lots in this subdivision, the same as if recited hereon.

This declaratory statement of certification and dedication to run with the land is hereby so declared and executed this 22nd day of August, 2001.

Mary Ann Trout
Mary Ann Trout

State of Indiana }
County of Morgan }

Before me, the undersigned, a Notary Public, personally appeared Mary Ann Trout and witness the execution of this instrument to be her voluntary act and deed.

Witness my Hand and Seal this 22nd day of August, 1998: 2001.

Alan W. Seller
Signed Notary Public
ALAN W. SELLER
Printed or Typed

Resident of Morgan County.

My Commission Expires: July 15, 2009

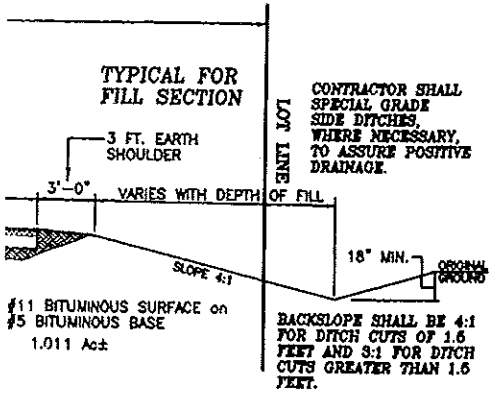


DESCRIPTION OF REPLAT OF SUMMER RIDGE

A part of the Southeast Quarter of Section 10 and a part of the Northeast Quarter of Section 15 all in Township 13 North, Range 2 East, Morgan County, Indiana described as follows:

Beginning at an iron pin which marks the northeast corner of Section 15; thence, South 01 degrees 07 minutes 08 seconds East (assumed bearing) with the east line of the Northeast Quarter of Section 15 and in the county road, 501.71 feet; thence South 88 degrees 48 minutes 38 seconds West 1335.08 feet to the east line of the West Half of the Northeast Quarter of Section 15; thence, South no degrees 41 minutes 08 seconds East, with the east line of said West Half, 303.91 feet to the center of Old State Highway 144; thence, with the center of the highway the following three courses: (1) North 73 degrees 19 minutes 22 seconds West 68.58 feet, (2) along a curve concaved northeasterly having a radius of 1909.94 feet, a central angle of 14 degrees 38 minutes 04 seconds, a chord bearing North 68 degrees no minutes 20 seconds West 486.51 feet, an arc distance of 487.83 feet, (3) North 58 degrees 41 minutes 18 seconds West 69.34 feet to the southeast corner of Valley Heights, Section I; thence, with the east line of Valley Heights, North 01 degrees 11 minutes 42 seconds West 564.31 feet to the southwest corner of Valley Heights, Section II; thence, with the south line of Valley Heights, Section II and Section III extended, North 88 degrees 18 minutes 18 seconds East 1904.30 feet to the east line of the Southeast Quarter of Section 10 and the county road; thence, with said east line and in the county road, South no degrees 18 minutes 50 seconds West 22.84 feet to the Point of Beginning and containing 25.351 acres, more or less.

PLAT OF SUMMER RIDGE WAS
ADOPTED BY THE MORGAN COUNTY BOARD OF
COMMISSIONERS ON DECEMBER 4, 2000 AND IS
RECORDED IN DEED RECORD 437, PAGE 629
AND RESTRICTIONS
RECORDED IN MISCELLANEOUS RECORD 164,
THE ORIGINAL PLAT AND COVENANTS AND RESTRICTIONS AS CITED ABOVE ARE
REPEALED AND ARE REPLACED IN WHOLE BY
THE REPLAT OF SUMMER RIDGE SHOWN
HEREON ACCOMPANYING COVENANTS AND RESTRICTIONS.

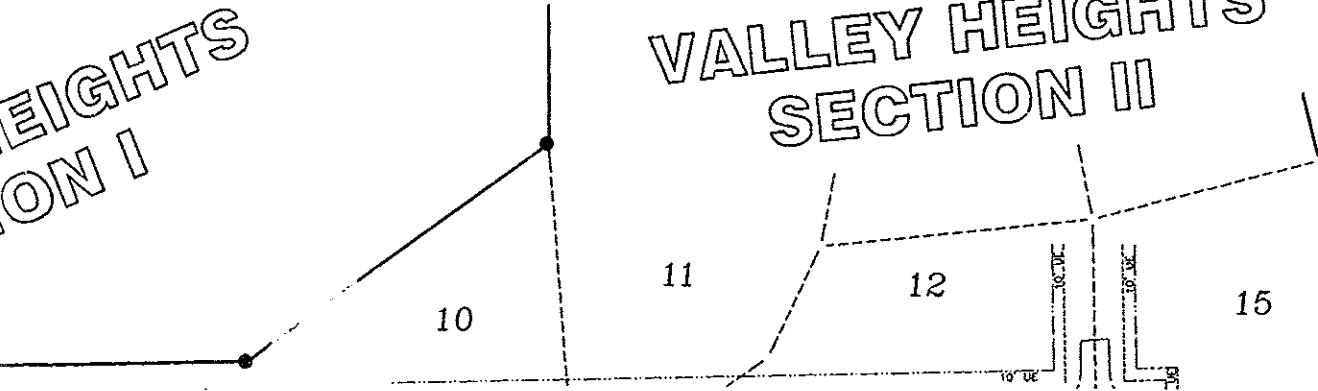


CHICAGO TITLE

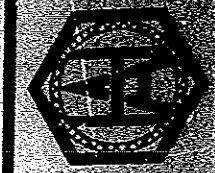
VALLEY HEIGHTS SECTION II

VALLEY HEIGHTS SECTION III

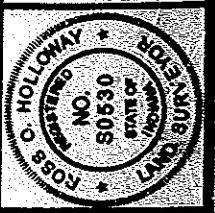
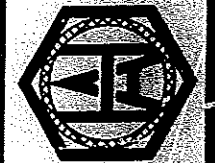
VALLEY HEIGHTS SECTION I



N 00°18'50" E - 2729.54



Holloway Associates, p.c.
Professional Engineers
and Land Surveyors
Mooresville, Indiana 46158
(317) 851-7818 or (800) 851-7818
e-mail: holloway@hollowayassoc.com



CERTIFIER'S SIGNATURE
ATTD: 7/15/2007

- 1) COMMON CORNER OF SEC. 11, 12, 13 & 14 IS N 88°45'16" E 5313.52 STONE FOUND PER COUNTY RECORDS
- 2) THEORETICAL LOCATION OF SECTION CORNER IS N 88°45'16" E, 28.97
- 3) IRON SPIKE FOUND N 00°25'10" E, 22.17
- 4) PK NAIL FOUND S 00°18'50" W, 29.01

S 00°18'50" W 22.84

20113715

STONE FOUND PER COUNTY RECORDS NW COR., SE-0A, SEC. 10



Scale: 1 inch = 100 feet

Replat of SUMMER RIDGE

A PART OF THE SOUTHEAST QUARTER OF SECTION 10 A QUARTER OF SECTION 15, ALL IN TOWNSHIP 13 NORTH, RANGE 10 WEST

OWNER AND DEVELOPER: MARY ANN TROUT
3728 Pebble Creek Dr.
Indianapolis, IN 46268

PLAT NOTES:

THE STREETS AND OR ROADS SHOWN ON THIS PLAT WILL NOT BE ACCEPTED INTO THE MORGAN COUNTY ROAD SYSTEM UNTIL SUCH TIME THAT THE STREETS OR ROADS MEET THE ROAD STANDARDS AS ESTABLISHED BY THE MORGAN COUNTY COMMISSIONERS AND APPROVED AND ACCEPTED BY THE MORGAN COUNTY HIGHWAY DEPARTMENT.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOOD PLAIN (ZONE-"A"). THE ENTIRE DEVELOPMENT IS IN ZONE "C".

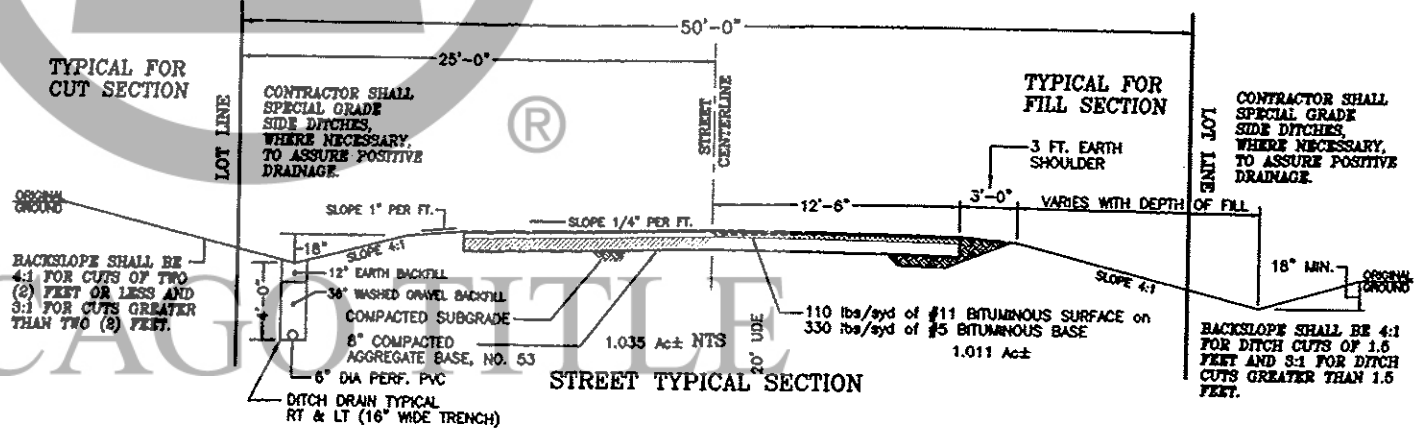
THE FOLLOWING UTILITIES WILL BE PROVIDED AS PART OF THIS SUBDIVISION: PUBLIC WATER, ELECTRIC POWER, TELEPHONE & NATURAL GAS.

ORIGINAL PLAT OF SUMMER RIDGE WAS APPROVED BY THE MORGAN COUNTY BOARD OF COMMISSIONERS ON DECEMBER 4, 2000 AND IS RECORDED IN DEED RECORD 437, PAGE 629 WITH COVENANTS AND RESTRICTIONS RECORDED IN MISCELLANEOUS RECORD 164, PAGE 1. THE ORIGINAL PLAT AND COVENANTS AND RESTRICTIONS AS CITED ABOVE ARE HEREBY VOID AND ARE REPLACED IN WHOLE BY THE REPLAT OF SUMMER RIDGE SHOWN HEREON AND ACCOMPANYING COVENANTS AND RESTRICTIONS.

GENERAL NOTES

The symbol "UE", "DE" and "UDE", where shown on this plat, are abbreviations for "Utility", "Drainage" and "Utility-Drainage" easements, respectively.
The symbol "BL", where shown on this plat, is an abbreviation for "Building Line".
Distances as shown on this plat are in feet and decimal parts thereof. Bearings as shown on this plat are in degrees, minutes and seconds of arc.
All lot corners are marked by 5/8" x 30" iron pins with yellow cap marked "HOLLOWAY-S0630", unless noted otherwise.

N 00°24'35" E - 2723.55



VALLEY HEIGHTS SECTION I

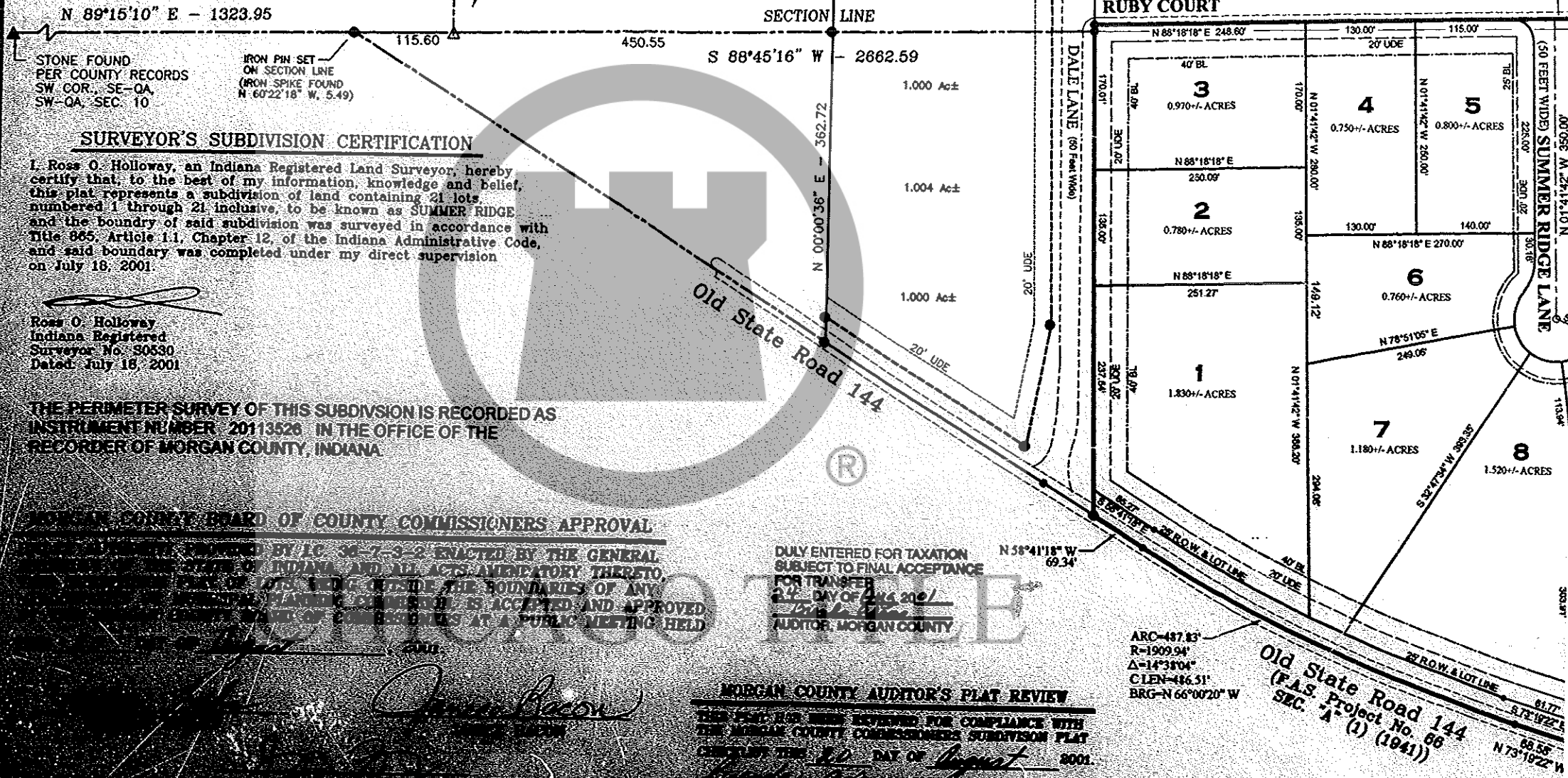
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1. The symbol "UE" plat, are abbrev drainage easement
2. The symbol "BL" for Building Lit
3. Distances as also thereof Bearing and seconds of
4. All lot corners a cap marked "HC"

CALCULATED SOUTH QUARTER COR., SEC. 10 & NORTH QUARTER COR., SEC. 15 NO MONUMENT FOUND OR SET

VALLEY "A" SECTION "B"



STONE FOUND PER COUNTY RECORDS SW COR., SE-OA, SW-OA, SEC. 10
 IRON PIN SET ON SECTION LINE (IRON SPIKE FOUND N 60°22'18" W, 5.49)

SURVEYOR'S SUBDIVISION CERTIFICATION

I, Ross O. Holloway, an Indiana Registered Land Surveyor, hereby certify that, to the best of my information, knowledge and belief, this plat represents a subdivision of land containing 21 lots numbered 1 through 21 inclusive, to be known as SUMMER RIDGE and the boundary of said subdivision was surveyed in accordance with Title 865, Article 1.1, Chapter 12, of the Indiana Administrative Code, and said boundary was completed under my direct supervision on July 18, 2001.

Ross O. Holloway
 Indiana Registered
 Surveyor No. S00330
 Dated July 18, 2001

THE PERIMETER SURVEY OF THIS SUBDIVISION IS RECORDED AS INSTRUMENT NUMBER 20113526 IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA.

MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY 10-30-7-3-2 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO. THE BOARD OF COUNTY COMMISSIONERS HAS ACCEPTED AND APPROVED THIS SUBDIVISION PLAN AT A PUBLIC MEETING HELD ON JULY 18, 2001.

[Signature]
 2001

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER 24th DAY OF August 2001
 Auditor, MORGAN COUNTY

MORGAN COUNTY AUDITOR'S PLAT REVIEW

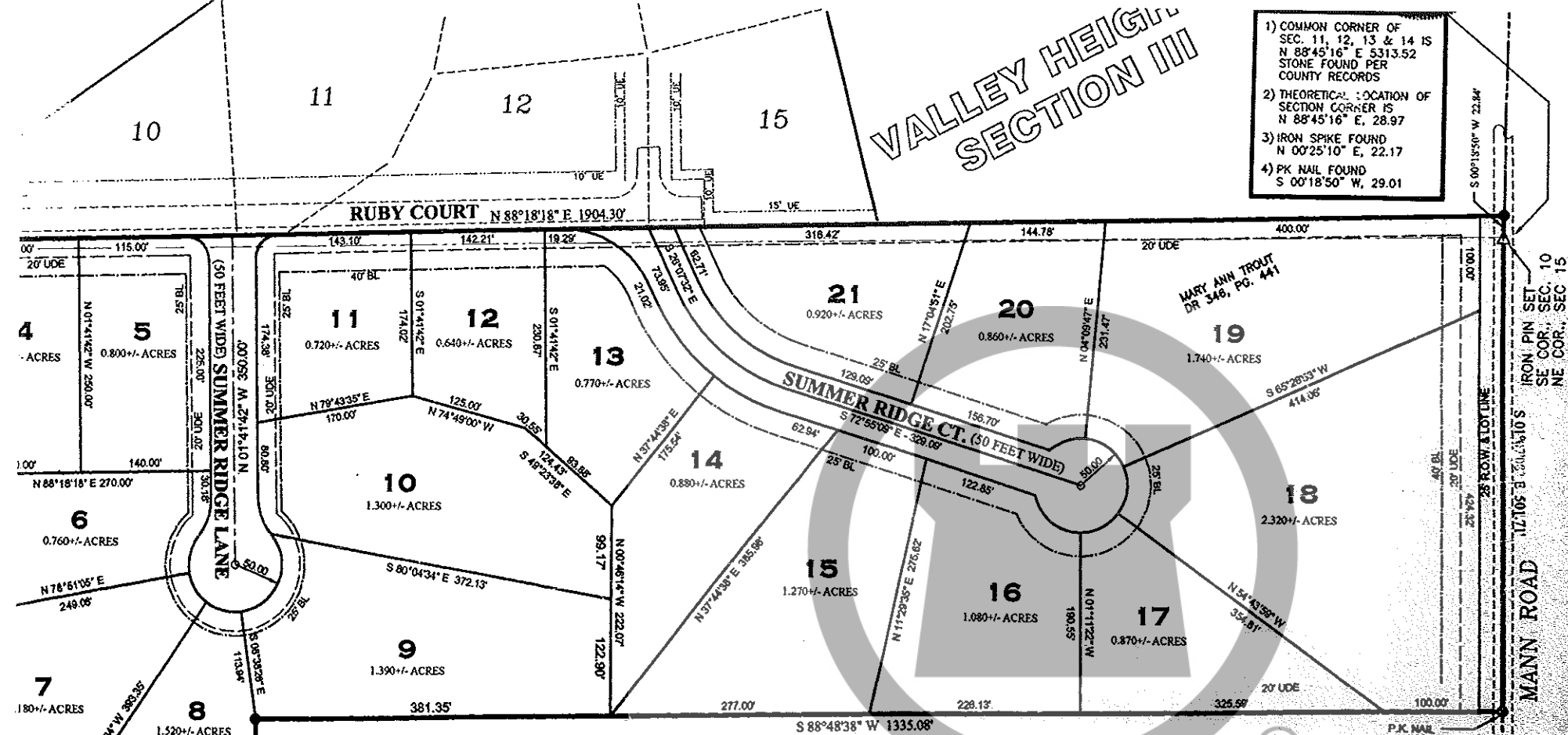
THIS PLAT HAS BEEN REVIEWED FOR COMPLIANCE WITH THE MORGAN COUNTY COMMISSIONERS SUBDIVISION PLAT CHECKLIST THIS 20th DAY OF August 2001.
 [Signature]
 Auditor, MORGAN COUNTY

ARC=487.83'
 R=1909.94'
 Δ=14°38'04"
 CLEN=486.51'
 BRG=N 66°00'20" W

Old State Road 144
 (F.A.S. Project No. 66
 SEC. "A" (1) (1941))

VALLEY HEIGHTS SECTION III

- 1) COMMON CORNER OF SEC. 11, 12, 13 & 14 IS N 88°45'16" E 5313.52 STONE FOUND PER COUNTY RECORDS
- 2) THEORETICAL LOCATION OF SECTION CORNER IS N 88°45'16" E, 28.97
- 3) IRON SPIKE FOUND N 00°25'10" E, 22.17
- 4) PK NAIL FOUND S 00°18'50" W, 29.01



FILE NO.	101189
DATED	July 18, 2001
DRAWN BY	
CHECKED	
PREPARED	
DATE	7/19/2001

REPLAT OF SUMMER RIDGE SUBDIVISION PLAT

EASEMENT & DRAINAGE REQUIREMENTS

THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF OTHERS TO USE THE NATURAL RAVINES, SWALES AND VALLEYS FOR THE CONVEYANCE OF STORM WATER. NO OWNERS SHALL IMPEDE OR HINDER, IN ANY WAY, THE PASSAGE OF STORM WATER THROUGH OR ACROSS THEIR LOT. EACH OWNER SHALL PROVIDE ADEQUATE STRUCTURES TO CONVEY STORM WATER WHERE IMPROVEMENTS ARE CONSTRUCTED ACROSS SWALES, VALLEYS AND RAVINES.

UNLESS SHOWN OTHERWISE THERE IS AN EIGHT (8) FOOT WIDE DRAINAGE AND UTILITY EASEMENT OFF EACH SIDE AND THE REAR OF EACH LOT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1884.94'	481.45'	480.14'	N 66°00'20" V	14°38'04"
C2	1884.94'	209.69'	209.58'	N 61°52'31" V	06°22'25"
C3	1884.94'	45.34'	45.34'	N 65°45'04" V	01°22'42"
C4	1884.94'	204.33'	204.23'	N 69°32'45" V	06°12'40"
C5	25.00'	39.27'	35.36'	S 46°41'42" E	90°00'00"
C6	25.00'	39.27'	35.36'	N 43°18'18" E	90°00'00"
C7	60.00'	41.26'	40.45'	S 18°00'19" V	39°24'02"
C8	50.00'	42.63'	41.35'	N 13°16'42" E	48°51'15"
C9	50.00'	36.21'	35.42'	N 31°53'36" V	41°29'21"
C10	50.00'	40.14'	39.08'	N 75°38'21" V	46°00'10"
C11	50.00'	106.96'	87.65'	S 20°07'55" V	122°27'18"
C12	60.00'	41.26'	40.45'	N 21°23'43" V	39°24'02"
C14	100.00'	114.44'	108.30'	S 58°54'37" E	65°34'11"
C15	225.00'	102.61'	101.73'	N 39°11'27" V	26°07'50"
C16	225.00'	81.14'	80.71'	N 62°35'15" V	20°39'47"
C17	200.00'	163.34'	158.84'	N 49°31'20" V	46°47'38"
C18	175.00'	142.92'	138.98'	N 49°31'20" V	46°47'38"
C19	50.00'	68.30'	63.12'	N 52°03'16" V	78°16'13"
C20	50.00'	46.73'	45.04'	S 62°02'19" V	53°32'36"
C21	50.00'	52.17'	49.84'	S 05°22'27" V	59°47'40"
C22	50.00'	53.51'	50.99'	S 55°10'40" E	61°19'04"
C23	50.00'	41.69'	39.94'	N 70°37'15" E	47°04'56"

Road 144
Foot No. 66
(1941)

East Line W-1/4, NE-1/4
N 09°41'08" W 330.10'

P.K. NAIL
WASHER
HOLLOWAY-50030'