

MORGAN CO. PLAN COMM.

BY E. B. 11/19 1996

PLAN OF BOOK 17 PAGE 531

WOLFF'S ROLLING HILLS SUBDIVISION

Description

A part of the Northeast quarter of the Southeast quarter of Section 34, Township 12 North, Range 1 East, Morgan County, Indiana, bounded and described as follows, to-wit:

Beginning at an iron marker 366.5 feet West of the stone at the East half mile corner of Section 34 and running thence South 825.4 feet to the centerline of State Road 37; thence deflecting right $56^{\circ} 30'$ and running Southwesterly on and along the centerline of the highway for 915.1 feet; thence deflecting right $70^{\circ} 30'$ and running Northwesterly for 71.94 feet to an iron marker; thence deflecting right 50° and run Northerly for 337.26 feet to an iron marker; thence deflecting right $24^{\circ} 50'$ and running Northeasterly for 68.23 feet to an iron marker; thence deflecting left $21^{\circ} 55'$ and running Northerly 874.5 feet to an iron marker on the East and West Half Section line; thence deflecting right $89^{\circ} 12'$ and running East on said East and West half section line for 823.1 feet to the place of beginning, containing 20.65 acres, more or less. Subject to the legal right of way of a public highway on the South side of the tract.

Consisting of twenty-eight (28) numbered lots from one (1) to twenty-eight (28) inclusive. All lots are the size and dimension shown on the plat and permanent markers in this addition are placed at points shown on the Plat attached hereto, and all of the property belongs to John L. Wolff and Helen D. Wolff, husband and wife.

CERTIFICATE

I, the undersigned, Charles D. Miller, a licensed engineer, certify that the attached plat of Wolff's Rolling Hills Subdivision was made from actual survey, made upon the ground and is correct to the best of my knowledge.

WITNESS my hand and seal this 20th day of November, 1966.



Charles D. Miller
Registered Engineer #10166
State of Indiana

DEDICATION CERTIFICATE AND PLAT RESTRICTIONS

The undersigned, the owners of the above described real estate, do hereby certify that we have platted and subdivided the same into lots in accordance with the foregoing plat, into lots, streets and drives, as the same is shown thereon, and the name is and shall be known and dedicated as Wolff's Rolling Hills Subdivision of part of the Northeast quarter of the Southeast quarter of Section 34, Township 12 North, Range 1 East.

The lots designated in said Plat and the use thereof by the present and future owners shall be subject to the following conditions and restrictions, to-wit:

1. All streets, roadways and drives as shown on said plat are hereby dedicated to the public and are for the use of the owners of the land in said subdivision.

2. All lots in said subdivision shall be used for residential purposes, EXCEPT Lots Numbered One (1), Two (2), and Three (3), which may be used for general business, and Lot Numbered Twenty (20) may be used for church or religious purposes.

3. No more than one (1) dwelling shall be placed upon any

one lot.

4. All dwellings shall have at least Fourteen Hundred (1400) square feet of floor space, exclusive of basement, garage floors and porches, and shall be of solid masonry or concrete foundation with recognized standard frame and minimum of 50% masonry construction.

5. Garage to be attached to house either directly or by breezeway.

6. No building or construction shall extend beyond setback lines as shown on plat of said subdivision.

All buildings will be set back at least twenty-five (25) feet from the front line of the lots in said subdivision.

7. No dumping of refuse, garbage or tin cans will be permitted.

8. No trailer or other portable device, garage or outbuilding shall be erected or used as a residence thereon.

9. Lot owners shall complete exterior construction of dwellings and have lawn seeded within a period of six (6) months after material is delivered to the lot.

10. All private drives will be paved with concrete or asphalt within six (6) months after original construction.

11. Lot owners who do not build are required to keep lot mowed so as not to cause a blight on other lot owners.

12. Only dogs, cats and birds will be permitted to be kept or sheltered on any lot in said subdivision.

13. All oil or gas tanks will be buried.

14. The right to enforce these provisions and conditions by

injunction, together with the right to cause removal by due process of law of any structure erected or maintained in violation of the above conditions and provisions is hereby reserved to the owners and is dedicated to the several owners of the lots in said subdivision.

IN WITNESS WHEREOF, we have herewith set out hands and seals this 26th day of November, 1966.

John L. Wolff
John L. Wolff

Helen D. Wolff
Helen D. Wolff

STATE OF INDIANA)
) SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared John L. Wolff and Helen D. Wolff and acknowledged the execution of the attached Plat of Wolff's Rolling Hills Subdivision.

WITNESS my hand and official seal this 26th day of November, 1966.

My Commission Expires:

April 22-1967

Louise Rainwater
Notary Public
Louise RAINWATER

This Plat and Subdivision is hereby approved and entitled to record.

Dated this 26th day of November, 1966.

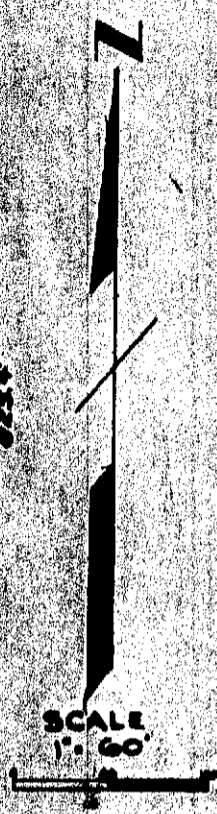
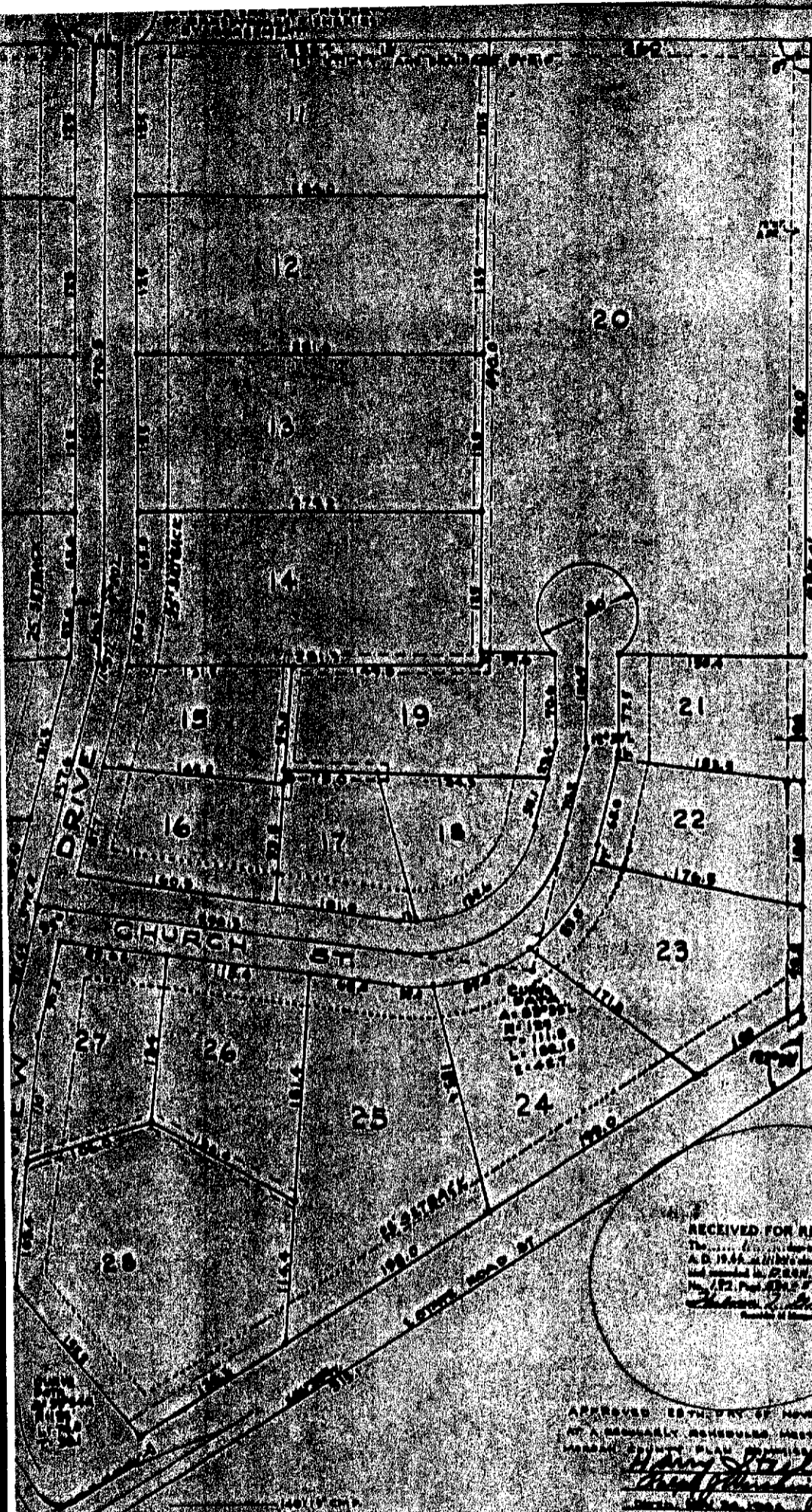
MORGAN COUNTY PLAN COMMISSION

ATTEST:

Joseph J. Worsching
Notary Public

By: Harry Steele
HARRY STEELE

SCALE TO S. 1/4 MILE
CORNER SECTION 34



ROLLING HILLS
SUBDIVISION
RECORD
NOV 1966

RECEIVED FOR RECORD
The...
A.D. 1966...
No. 12, Page 252, 253

APPROVED ESTHETIC BY NOVEMBER 1966
AT A REGULARLY SCHEDULED MEETING BY THE
BOARD OF TOWN PLANNING COMMISSION
Harry S. ...
Chairman

DULY ENTERED FOR RECORDED
John L. Wolff
November 1, 1966

SCALE TO CORNER TO
STATE HIGHWAY DEPARTMENT OF
TRANSPORTATION. ALL DIMENSIONS
SHOWN ON THIS MAP

LEGEND
--- HEAVY LINE
--- DOTTED LINE
--- DASHED LINE
--- UTILITY AND DRAINAGE STRIP

WOLFF'S
ROLLING HILLS SUBDIVISION
WASHINGTON TWP. MORGAN CO., IND.
SCALE 1" = 60'
PT. N.E. 1/4 SEC. 34 TWP. 12 N. R. 12 E.
LOTS 1 TO 28 INC.
OWNER & DEVELOPER: JOHN L. WOLFF, MARTINSVILLE
IND. DATED NOVEMBER 18, 1966