

SECTION OF ARTESIAN ACRES, SECTION TWO

CERTIFICATION AND DESCRIPTION OF ARTESIAN ACRES, SECTION TWO

1, the undersigned, being duly authorized and licensed as a Registered Land Surveyor within the State of Indiana, do hereby certify that the attached plat of Artesian Acres, Section Two, being situated in the City of Martinsville, Morgan County, Indiana, is a true representation of a subdivision of a part of the Northeast quarter of the Northeast quarter of Section 18, Township 11 North, Range 1 East, in Morgan County, Indiana.

From the southwest corner of the aforesaid quarter-quarter section, traverse North 80 degrees 00 minutes 00 seconds East on and along the west line of said quarter-quarter section 267.00 feet to the true POINT OF BEGINNING for this description; thence continue on said line North 89 degrees 00 minutes 00 seconds East, 267.00 feet; thence traverse North 89 degrees 25 minutes 16 seconds East parallel to the south line of the quarter-quarter section 1,318.71 feet to the east line of the quarter-quarter section; thence traverse South 88 degrees 02 minutes 44 seconds East on and along said line, 267.00 feet to the southeast corner of the quarter-quarter section; thence traverse South 89 degrees 25 minutes 16 seconds West, 1,311.00 feet back to the point of beginning. Containing in all 0.83 acres more or less.

Given under my Hand and Seal, September 30, 1987.

John E. Drapalik
John E. Drapalik
Registered Land Surveyor, No. S 0034
State of Indiana



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND ORDINANCES AS ADOPTED BY THE COMMON COUNCIL OF MARTINSVILLE, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF MARTINSVILLE, INDIANA, AS FOLLOWS:

Approved by the Martinsville Plan Commission at a meeting held this 27 day of October, 1987.

Richard Smith
Richard Smith
Chairman
John C. Steve Blanner
John C. Steve Blanner
Acting Secretary

ADDITIONAL PROTECTIVE COVENANTS AND RESTRICTIONS:

- 1. All homes will have at least these minimum standards:
 - a. The minimum side wall height shall be no less than 7'-6"
 - b. The minimum roof pitch shall be no less than 4/12
 - c. The minimum dimension floor joist shall be no less than 2" x 8"

The Protective Covenants and Restrictions on same herein are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2011, at which time said covenants shall automatically terminate for the purpose of 12 years unless changed by a vote of the majority of the true owners of the building after the covenants or restrictions in whole or in part. Termination of any one of the covenants or restrictions by judgment or court order will in no way affect the other covenants and restrictions which shall remain in effect.

1. Each lot shall have a paved driveway which is 16 feet wide and shall extend from the edge of the street to the building setback line. The paved drive shall be surfaced with either concrete or bituminous material. There shall be no on-street parking permitted within the subdivision.

2. Owner must maintain or replace all trees and shrubs in a healthy condition. The owner reserves the right to maintain and operate model homes and/or an office for the purpose of selling lots and/or homes for a period not to exceed the entire development period.

4. No out buildings shall exceed 100 square feet in size and must be placed to the rear of the house. No metal buildings shall be permitted.

6. No windows or offensive activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. No animals or fowl shall be kept or maintained on said lots except customary household pets in reasonable numbers. No signs of any kind shall be displayed on any lot. Failure to maintain lot in a tidy manner will result in maintenance of the lots by the developer for which a reasonable charge may be levied against the owner, as a lien against the subject lot.

7. The building lines shall be as follows:
Front: 25 feet
Side: As set forth in the City of Martinsville Code for R-2 Zoning.
Back: 25 feet

8. Each lot to be provided with water and sewer utility service from the City of Martinsville, Indiana.
All roadways, drainage and utility easements are hereby dedicated to the use of the public.

Front yard setback lines are to be as shown on the plat, between which lines and the property lines of the street there shall be no buildings or structures erected or maintained.
"Utility Easements" as shown shall be reserved for the use of the public utilities for the installation of water, sewer, gas, telephone and electric lines, poles, ducts, pipes etc., on, over, under and to said easements for local use. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid or gas pipe lines, except by written permission of the owners of the land at the time said transmission line is to be constructed.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 27 day of October, 1987.

James McDaniel
James McDaniel
Chester Fleener
Chester Fleener

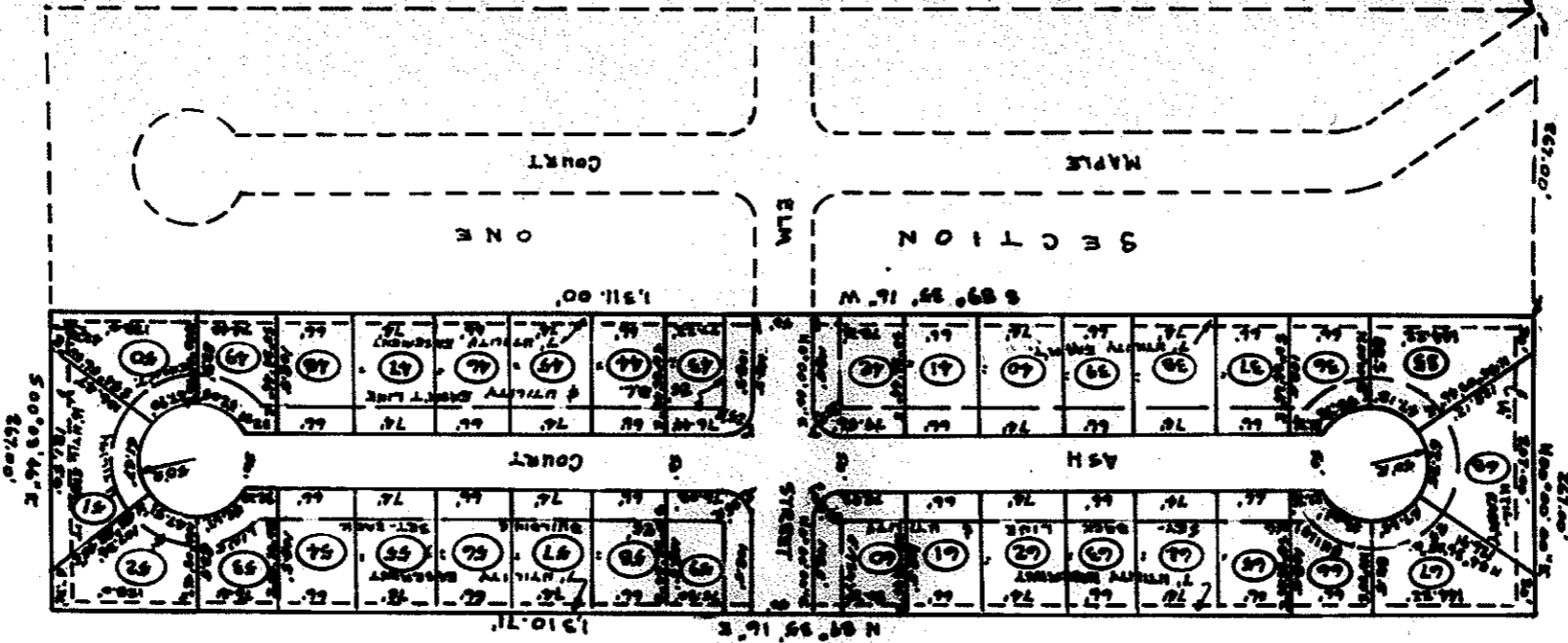
Richard Smith
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ARTESIAN ACRES

SECTION TWO

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CERTIFICATION AND DESCRIPTION OF ARTESIAN ACRES, SECTION TWO

SECTION TWO, SECTION TWO

SW CORNER
N.E. 1/4
SEC. 10
T-11-N, R-1-E

THE STATE OF TEXAS, COUNTY OF TARRANT, DISTRICT OF CANTON