

heretofore described in accordance with said plat into lots, as shown thereon and being a part of the Southeast quarter of the Northeast quarter of Section 10, Township 11 North, Range 1 West and we hereby dedicate to the public use the road located thereon.

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

1. All dwellings or buildings erected thereon shall be for residential purposes, and a minimum ground floor area of 800 square feet of living quarters, exclusive of garages and open porches.
2. No owner shall be permitted to keep, possess or shelter farm animals, chickens, hogs, cattle, ponies, horses, etc., upon said premises.
3. No trailers for living purposes shall be permitted on any of said lots either temporarily or permanently.
4. A building setback of 25 feet is hereby established as shown on plat.
5. All the foregoing conditions and restrictions shall be and remain in force and effect for a period of twenty-five (25) years. The right of injunction shall at all times be preserved these conditions, and restrictions, and to recover damages which may result from such violation.

RESTRICTIONS FOR WIGAL'S "BROWN'S CROSSING SUBDIVISION"
Relative Elevations to Insure Drainage.

(1) On each lot the bottom of the first floor joist of the house built thereon shall be at least 18 inches above the dirt floor of the crawl space to insure availability of plumbing for repair purposes.

(2) In turn, the dirt floor of the crawl space shall be not less than 6" above a drainage swale beside the house, which swale shall conduct the runoff to the front or the back of the lot, with not less than 12" of fall.

(3) Again, in turn, the roadside ditches and the back line swales shall have adequate fall to carry the water, collected from the several lots and homes, to the discharge points of the "Brown's Crossing Subdivision", namely, across Road #150 South near the line between Lots 21 and 22; and Southwesterly from the northwest corner of Lot 37 by way of the sideditch along the south side of Brown's Crossing road.

(4) It shall be the purpose of the foregoing provisions to conduct all rainwater away from homes in the subject subdivision along lines which it will most naturally follow.

D.H.H.;
4-20-72

Copy for W. H. H. H.

DULY ENTERED FOR TAXATION

1922
Mason, P. Neal
Recorder, Michigan County

DECLARATION

The undersigned, owners of the real estate described in said Plat, do hereby certify that they lay off, plat and subdivide the same into lots in accordance with the above plat and certificate; the same to be known as ARTHUR WIGAL'S BROWN'S CROSSING SUB-DIVISION - SECOND SECTION, being a part of the east half of the Northeast quarter of Section 10, Township 14 North, Range 1 West, described as follows, to-wit:

Beginning at a pipe on the east-and-west half-section line of said Section 10, which pipe is 425 feet west of the pipe and stone at the Southeast corner of said half-quarter, and running thence North, parallel with the east line of said half-quarter 205 feet to a pipe on the Northwest corner of Lot 1 in Brown's Crossing Subdivision - First Section; thence East, parallel with the east-and-west half-section line, 200 feet to a pipe which marks the southwest corner of Lot 6 in said First Section; thence North, parallel with the East line of said half-quarter, 580 feet to the Northwest corner of Lot 12 in said First Section; thence East, parallel with the east-and-west half-section line, only 50 feet to the pipe which marks the southwest corner of Lot 13 in said First Section; thence north, parallel with said east-and-west half-quarter, 190 feet to a pipe on the north-west corner of Lot 14 in said First Section; thence east, parallel with said east-and-west half-section line and along the north line of said Lot 14, 175 feet to a pipe on the East line of the aforesaid half-quarter; thence north along said east line, which is also the center line of County Road 150 West, 358 feet to the pipe which marks the center east of the Northeast quarter of said Section 10; thence continuing North along the same line 213 feet to a pipe at the intersection of said east line with the center line of the Northeastery-southwesterly county road; thence deflecting left 121° 52' and running southwesterly along the center

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line of said intersecting county road 776.7 feet to a pipe thence deflecting left 58° 08' and running south, parallel with the east line of the half-quarter, 112.5 feet to a pipe on the east-and-west half-section line of Section 10; thence deflecting left 87°59' and running Easterly along said half-section line 237.4 feet to the place of beginning, containing 14.66 acres, more or less.

This Second Section consists of 23 lots, numbered consecutively from 15 to 37, inclusive.

The undersigned owners hereby establish the following restrictions, provisions and conditions as a part of said Plat and Subdivision, which are hereby made covenants to run with the land, and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years. The right of injunction shall at all times be preserved for these conditions and restrictions, and to recover damages which may result from such violation.

1. All streets, parts of 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 lots in said subdivision.
2. All dwellings or buildings erected thereon shall be for residential purposes, and a minimum ground floor area of 800 square feet of living quarters exclusive of garages and open porches.
3. No owner shall be permitted to keep, possess or shelter farm animals, chickens, hogs, cattle, ponies, horses, etc., upon said premises.
4. No trailers for living purposes shall be permitted on any of said lots either temporarily or permanently.
5. A building setback of 25 feet is hereby established as shown on Plat.

6. In order to provide for adequate drainage and to conduct all rainwater away from the homes in this subdivision, surface water drainage shall follow the most natural course, together with the following:

a. On each lot the bottom of the first floor joist of the house built thereon shall be at least 18 inches above the dirt floor of the crawl space to insure availability of plumbing for repair purposes.

b. In turn, the dirt floor of the crawl space shall be not less than 6" above a drainage swale beside the house, which swale shall conduct the runoff to the front or the back of the lot, with not less than 12" of fall.

c. Again, in turn, the roadside ditches and the back line swales shall have adequate fall to carry the water, collected from the several lots and homes, to the discharge points of the Brown's Crossing Subdivision, namely, across Road #150 South near the line between lots 21 and 22; and southerly from the Northwest corner of lot 17 by way of the side ditch along the south side of Brown's Crossing Road.

IN WITNESS WHEREOF, we have hereunto set our hands, this

24 day of June, 1972.

RECEIVED FOR RECORD

JUN 21 11 32 AM '72

Arthur Wigal
Arthur Wigal

W. H. Morgan
W. H. Morgan

STATE OF INDIANA, COUNTY OF MORGAN, SS:

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared Arthur Wigal and Virginia M. Morgan and they, who acknowledged the execution of the foregoing instrument to me as:

W. H. Morgan
W. H. Morgan, Notary Public

My commission expires: 12/31/1974
This instrument prepared by W. H. Morgan, Notary, Attorney, Northsville

WILLIAM H. WIGAL
Notary Public, Indiana
MORGAN COUNTY, INDIANA
MAY 1972