

COVENANTS AND RESTRICTIONS OF  
BRADSHAW SUBDIVISION

These Covenants and Restrictions shall apply to the following described real property located in Monroe Township, Morgan County, Indiana, as is more particularly described in the attached Exhibit "A" which is attached hereto and made a part hereof.

1. **Name:** This Subdivision shall be known and designated as Bradshaw Subdivision, a Subdivision located in Monroe Township, Morgan County, Indiana.

2. **Land Use and Building Type:** No lot shall be used except for one (1) single family residential structure per lot, no less than fifteen hundred (1,500) square feet of living quarters. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one (1) single family dwelling not to exceed two (2) stories in height and a private attached garage along with one (1) out building no greater than four hundred (400) square feet in size and of construction compatible with the residential use occupying the lot. All construction shall be of a minimum of eighty percent (80%) brick masonry balanced around all four (4) sides of the home.

3. **Utilities:** All property owners shall be required to hook on to the water utility provided to this Subdivision on the County right-of-way. No individual water supply system shall be permitted on any lot.

4. No modular construction nor mobile homes shall be allowed on any lot and all construction shall be with a basement or on a crawl space with no concrete slab structures being permitted.

5. **Driveways:** All driveways shall be of a hard surface consisting of concrete or asphalt.

6. **Nuisances:** No noxious or offensive activities shall be carried upon any lot, nor shall anything be done which may become an annoyance or nuisance to the neighborhood.

7. **Temporary and Other Structures:** No structures of a temporary character, trailer, tent, shack, barn, kennel or other temporary structures not allowed in these Covenants and Restrictions shall be allowed.

8. **Livestock and Poultry:** No animals, livestock or poultry of any kind shall be housed, bred or kept on any lot except family pets, which may be kept provided they are not kept, bred or maintained for commercial purposes, and not to create or constitute a nuisance. Small animals, which are not family pets such as rabbits, may be kept as 4-H projects but must be removed within thirty (30) days after a 4-H show.


9. **Garbage and Refuse Disposal:** No lots shall be used or maintained as a dumping ground for rubbish, garbage or other waste, and same shall not be kept, except in sanitary containers out of view from the street except on days of collection.

10. **Violations:** Enforcement shall be by proceedings at law by any homeowner in this Subdivision for any violation with the violating homeowner to be responsible for Court costs and other costs of enforcement. All property owners are placed of notice that they risk, through enforcement, the removal of any violation and the cost associated with the removal including Court costs, attorney fees and other costs of enforcement of these Covenants and Restrictions.

11. **Protective Covenants:** These Protective Covenants are 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, at which time said Covenants shall automatically be extended for successive periods of ten (10) years unless changed by a vote of the majority of the ten owners of the building sites covered by these Covenants in whole or in part. Invalidation of any one 91) of these Covenants, by judgment or Court order, will in no way affect the other Covenants which shall remain in full force and effect.

  
\_\_\_\_\_  
KEVIN U. BRADSHAW, Developer

Subscribed and sworn to before me, a Notary Public, in and for the County of Morgan, State of Indiana, this 27<sup>th</sup> day of September, 1996.

  
\_\_\_\_\_  
Notary Public  
Printed: MARLA DAWN TURNER  
My Commission Expires: 11-16-96  
My County of Residence: Morgan

CHICAGO

This Instrument Prepared by: Timothy C. Currens, #3475-55, Harris & Currens, 9 W. Main St., Mooresville, IN 46158.

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# UBDIVISION - FINAL PLAT

## ER OF THE SOUTHWEST QUARTER, OF SECTION 11, RANGE 1 WEST, MORGAN COUNTY, INDIANA

Book 396 Page 371

ER: KEVIN BRADSHAW  
BURG ROAD  
ILLE, IN. 46158

### DEDICATION OF BRADSHAW SUBDIVISION

The undersigned, Kevin U. Bradshaw, owner of the real estate shown and described hereon, does hereby certify that he has divided the same into ten (10) lots and does 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. Restrictions and Covenants have been established for the lots shown hereon, and are recorded in Misc. Record 142 Page 245 in the Morgan County Recorder's Office. Those restrictions and covenants and any conditions as required by Agencies of Morgan County or other government entities shall apply to the use of enjoyment of the lots hereby created.
2. The twenty-five (25) foot wide strip along the south side of the parcel is hereby dedicated to the public for roadway purposes.
3. The 30' x 40' Joint Access Easement shown hereon are for the purpose of the installation of joint driveways for the affected lots. Maintenance of the affected area shall be on a share and share alike basis.
4. The owners of lots 5 & 6 shall access the county road by using the 50' wide access, utility and drainage easement shown hereon.

### DESCRIPTION OF BRADSHAW SUBDIVISION

Part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 13 North, Range 1 West, Morgan County, Indiana, described as follows:  
Beginning at a Brass Tablet found in the county road, marking the southeast corner of the Southwest Quarter; thence with the south line of said quarter section and the county road North 89 degrees 40 minutes 39 seconds West (assumed bearing) 639.80 feet to an iron survey spike; thence North no degrees 21 minutes 17 seconds West (parallel) with the east line of said Southwest Quarter 368.02 feet to an iron pin; thence South 89 degrees 40 minutes 39 seconds East (parallel) with the south line of the quarter section 639.80 feet to an iron pin on the east line of said quarter section; thence South no degrees 21 minutes 17 seconds East with said east line 368.02 feet to the point of beginning.

Containing 5.405 acres more or less and subject to the right-of-way along the south side of the parcel and to any other right-of-way, easements or restriction of record or observable.

ALSO: Part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 13 North, Range 1 West, Morgan County, Indiana, described as follows:

Commencing at a Brass Tablet found in the county road, marking the southeast corner of the Southwest Quarter; thence with the south line of said quarter section and the county road North 89 degrees 40 minutes 39 seconds West (assumed bearing) 639.80 feet to an iron survey spike and the POINT OF BEGINNING of the subdivision herein described; thence continuing with the south line of said quarter section and the county road, thence North 89 degrees 40 minutes 39 seconds West 639.80 feet to a stone found marking the southwest corner of the Southwest Quarter of the Southeast Quarter; thence North no degrees 10 minutes 35 seconds West with the west line of the quarter-quarter 368.01 feet to an iron pin; thence South 89 degrees 40 minutes 39 seconds East 639.82 feet to an iron pin; thence South no degrees 21 minutes 17 seconds East (parallel) with the east line of the Quarter Section 368.02 feet to the point of beginning.

Containing 5.295 acres more or less and subject to the right-of-way along the south side of the parcel and to any other right-of-way, easements or restriction of record or observable.

This declaratory statement of certification and approval to run with the land is hereby so declared and executed this 22 day of April, 1996.

Kevin U. Bradshaw

State of Indiana )  
County of Hendricks)

Before me, the undersigned Notary Public, personally appeared Kevin U. Bradshaw, who acknowledged the execution of this instrument to be his voluntary act and deed.

Witness my hand and seal this 22 day of April, 1996.

Signed Notary Public  
MAVIA S. HUNTER  
Printed or Typed

Resident of Indianapolis County, Hamilton

My Commission Expires: July 24, 1997

### MORGAN COUNTY PLAN COMMISSION APPROVAL

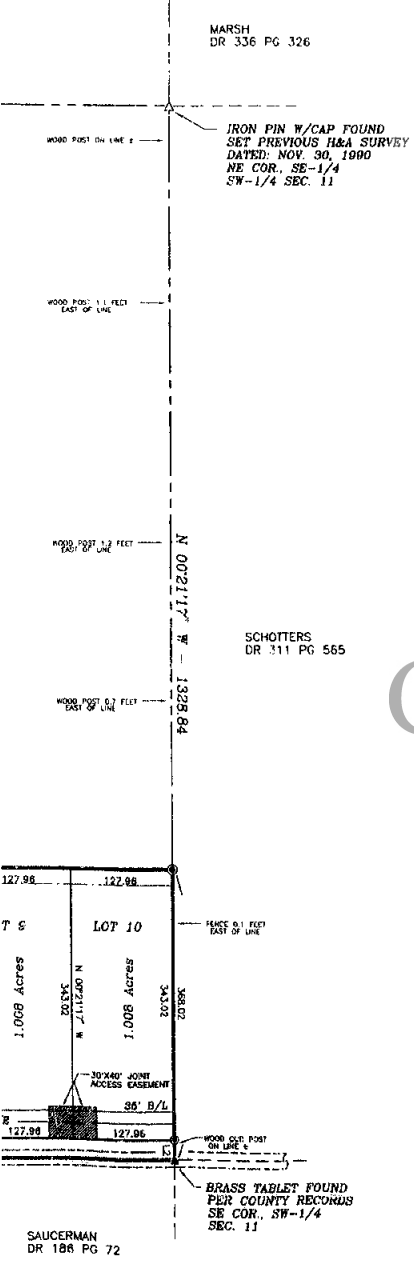
UNDER AUTHORITY PROVIDED BY IC-36-7-4 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO AND BY AN ORDINANCE ADOPTED BY THE MORGAN COUNTY, INDIANA, BOARD OF COUNTY COMMISSIONERS, THIS PLAT IS HEREBY APPROVED BY THE MORGAN COUNTY PLAN COMMISSION AT A MEETING HELD

THIS 22 DAY OF April, 1996.

Susan M. Smith  
PRESIDENT  
Susan M. Smith  
PRINTED

Sue Lovell  
VICE-PRESIDENT  
Sue Lovell  
PRINTED

SCALE: 1 INCH = 100 FEET  
BEARING SYSTEM ASSUMED



APPROVED BY  
April 22, 1996  
L. H. R.  
Maria Hunter  
REGISTERED SURVEYOR

### 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 survey as completed under my direct supervision on August 9, 1996.

Ross O. Holloway  
Indiana Registered  
Surveyor No. S0530  
Dated: August 9, 1996

DAILY RENEWAL EXPIRES  
April 22, 1997  
ALMA, MORGAN COUNTY

OWNER OF RECORD: KEVIN U. BRADSHAW  
THERE ARE NO IMPROVEMENTS ON THE PROPOSED SUBDIVISION ACREAGE

### GENERAL NOTES

1. The symbol "U/E", "D/E" and "U-D/E", where shown on this plat, are abbreviations for "Utility", "Drainage" and "Utility-Drainage" easements, respectively.
2. The symbol "B/L", where shown on this plat, is an abbreviation for "Building Line".
3. 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.
4. All lot corners are marked by 5/8" x 3/8" iron pins with yellow cap marked "HOLLOWAY-S0530", unless noted otherwise.

### LEGEND

▲ RECORD SECTION CORNER	⊙ IRON MONUMENT FOUND
△ LOCAL CORNER	⊙ IRON PIN OR PIPE SET
⊙ SET SURVEYOR'S REPORT	⊙ CALCULATED CORNER
⊙ IMA SURVEY SPIKE SET	⊙ NO MONUMENT SET
— FENCE LINE	(R) RECORD DISTANCE, IF ANY

\* NORTH = SOUTH = 90°00'00" EAST = WEST = 180°00'00"  
Set iron pins are 5/8" x 3/8", except in paved areas. In which case the iron pins are 5/8" x 1/2". Set iron spikes are 1/2" x 3/8". All nail pins or pipes have yellow plastic caps imprinted with "HOLLOWAY - S0530".  
Unless noted as record (R), all distances shown on this plat are measured.

PT OF THE SE-1/4 OF THE SW-1/4 OF SEC 11,  
T 13N, R 1W MORGAN COUNTY, INDIANA

	CLIENT:	KEVIN BRADSHAW
	HOLLOWAY and ASSOCIATES MOORESVILLE IN 46158	
DATE: AUG. 9, 1996	REVISED:	
FILE NO. 875-00	SHEET	OF

7 1

11/7/80

9704723

# BRADSHAW SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF THE S  
TOWNSHIP 13 NORTH, RANGE 1 WEST



HOLLOWAY AND ASSOCIATES  
Land Surveying and Engineering  
Mooresville, Indiana 46158

DEVELOPER: KEVIN BRADSHAW  
730 GASBURG ROAD  
MOORESVILLE, IN. 46158

SCHOTTERS  
DR 312 PG 381

MOORE  
DR 336 PG 141

MARSH  
DR 336 PG 326

CONCRETE COR. POST  
NW COR., SE-1/4  
SW-1/4 SEC. 11

89°42'53" W - 1325.32

IRON PIN W/C  
SET PREVIOUS  
DATED: NOV. 5  
NE COR., SE-1/4  
SW-1/4 SEC.

EDMONDFON  
DR 362 PG 436

BRADSHAW  
DR 389 PAGE 482

S 00°10'35" E - 1327.83

N 00°21'17" W - 1328.84

SCHOTTERS  
DR 311 PG 1

# CHICAGO TITLE

LINE	BEARING	DISTANCE
L1	N 00°21'17" W	25.00
L2	S 00°21'17" E	25.00
L3	N 00°10'35" W	25.00
L4	S 00°21'17" E	25.00

S 00°10'35" E - 1327.83

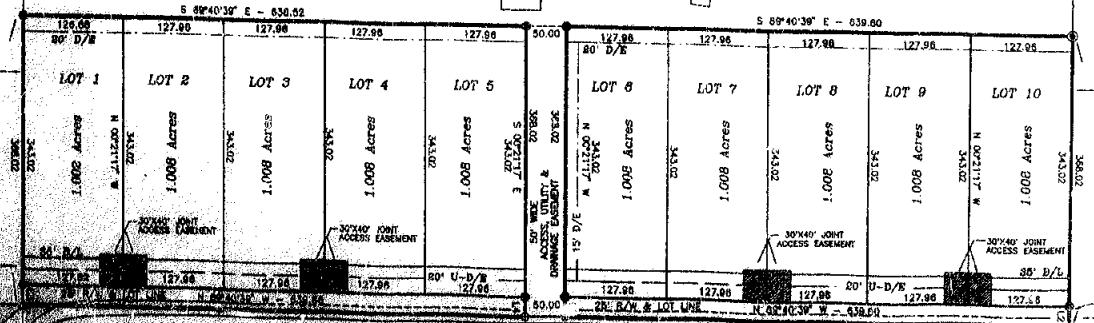
S 00°10'35" E - 1327.83

S 00°10'35" E - 1327.83

S 00°10'35" E - 1327.83

S 00°10'35" E - 1327.83

S 00°10'35" E - 1327.83



HINSHAW N 89°40'38" W - 1328.66 ROAD

WINDRIDGE FARM, INC. DR 311 PG 226 SAUCERMAN DR 186 PG 72

# 3 | 7 | 1

9704724



HOLLOWAY AND ASSOCIATES  
Land Surveying and Engineering  
Mooreville, Indiana 46158



Bearing System Assumed

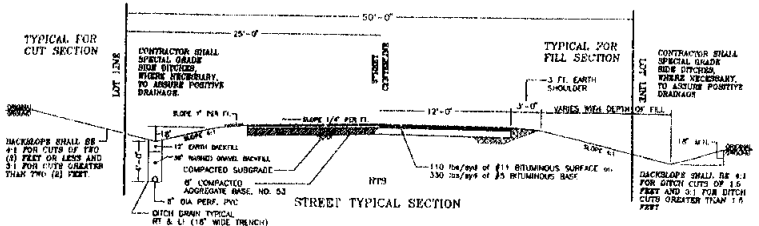
100 0 100 200 300 Feet

Scale: 1 inch = 100 feet

29.673 TOTAL ACRES

# BRADSHAW'S SUBDIVISION SECTION I

PART OF THE SOUTHEAST QUARTER OF THE SOUTH  
TOWNSHIP 13 NORTH, RANGE 1 WEST, MOOREVILLE, INDIANA



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# VISION SECTION II - Final Plat OF THE SOUTHWEST QUARTER, OF SECTION 11, R 1 WEST, MORGAN COUNTY, INDIANA

### DEDICATION OF BRADSHAW SUBDIVISION, SECTION II

The undersigned, Kevin U. Bradshaw, owner of the real estate shown and described hereon, does hereby certify that he has platted the same into twenty-four (24) lots, numbered 11 through 34 inclusive, and does hereby establish the following covenants and restrictions to run with the land and to be binding upon all future owners, heirs and assigns:

1. Restrictions and Covenants have been established for the lots shown hereon, and are recorded in Plat Record 142 Page 245 in the Morgan County Recorder's Office. These restrictions and covenants and any conditions as required by Agencies of Morgan County or other government entities shall apply to the use or enjoyment of the lots hereby created.
2. Street Dedication. All areas shown and designated as streets, are hereby dedicated to the public.

This declaratory statement of certification and approval to run with the lots is hereby so declared and executed this 21st day of April, 1997.

*Kevin U. Bradshaw*  
Kevin U. Bradshaw

State of Indiana )  
County of Morgan )

Before me, the undersigned, a Notary Public, personally appeared Kevin U. Bradshaw and acknowledged the execution of this instrument to be his voluntary act and deed.

Witness my hand and seal of office this 21st day of April, 1997.



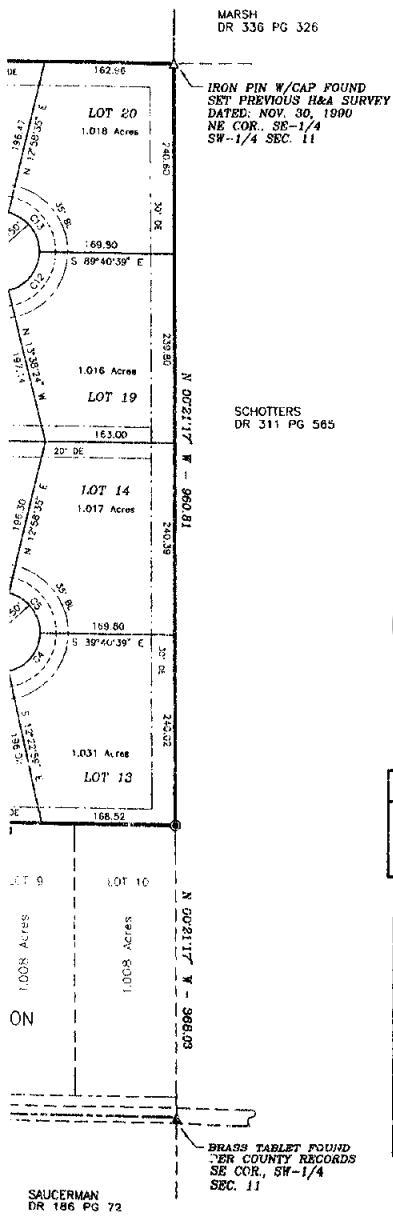
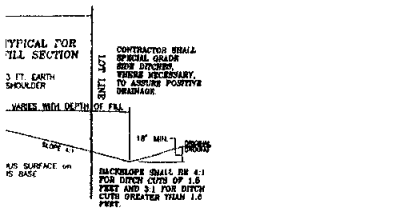
*Man W. Sellen*  
Man W. Sellen  
Notary Public

Resident of *Johnson* County  
My Commission Expires: *July 14, 1997*

### DESCRIPTION OF BRADSHAW SUBDIVISION SECTION II

Part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 13 North, Range 1 West, Morgan County, Indiana, described as follows:  
Commencing at a Brass Tablet found in the county road, marking the southeast corner of the Southwest Quarter; thence with the south line of said quarter section and the county road North 89 degrees 40 minutes 39 seconds West (assumed bearing) 639.80 feet to an iron survey spike, and the POINT OF BEGINNING of the Subdivision herein described; thence North no degrees 21 minutes 17 seconds West (parallel with the east line of said Southwest Quarter 368.02 feet to an iron pin; thence South 89 degrees 40 minutes 39 seconds East (parallel with the south line of the quarter section 839.80 feet to an iron pin on the east line of said quarter section; thence North no degrees 21 minutes 17 seconds West with said east line 960.81 feet to an iron pin which marks the northeast corner of the Southwest Quarter of the Southwest Quarter; thence North 89 degrees 42 minutes 53 seconds West with the quarter-quarter line 1325.92 feet to a concrete corner post which marks the northwest corner of the Southeast Quarter of the Southwest Quarter; thence South no degrees 10 minutes 35 seconds East 958.92 feet to an iron pin; thence South 89 degrees 40 minutes 39 seconds East 639.81 feet to an iron pin; thence South no degrees 21 minutes 17 seconds East 368.02 feet to an iron survey nail on the south line of the quarter section, and in the county road; thence with said south line and the county road South 89 degrees 40 minutes 39 seconds East 50.00 feet to the point of beginning.

Containing 29.673 acres more or less and subject to the right-of-way along the south side of the parcel and to any other right-of-way, easements or restriction of record or observable.



CURVE DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	90°40'34"	35.00	56.39	35.42	N 44°59'02" E 48.79
C2	39°24'02"	60.00	41.26	21.48	S 66°58'11" E 40.45
C3	52°05'22"	50.00	45.47	24.44	S 76°19'45" E 43.92
C4	77°17'40"	50.00	67.42	39.08	N 38°58'11" E 62.45
C5	77°20'48"	50.00	67.00	40.02	N 38°21'02" W 62.49
C6	52°03'16"	50.00	45.43	24.42	S 76°56'57" W 43.68
C7	39°24'02"	60.00	41.28	21.48	S 70°37'20" W 40.45
C8	89°19'22"	35.00	54.56	34.59	N 45°00'50" E 49.20
C9	90°40'38"	35.00	56.39	35.42	N 44°59'02" E 49.79
C10	39°24'02"	60.00	41.28	21.48	N 69°58'38" E 40.45
C11	52°05'14"	50.00	46.57	25.13	S 76°57'31" E 44.90
C12	76°02'14"	50.00	66.36	39.09	N 38°20'28" E 61.59
C13	77°20'48"	50.00	67.50	40.02	N 38°21'02" W 62.49
C14	52°03'16"	50.00	45.43	24.42	S 76°56'57" W 43.68
C15	39°24'02"	60.00	41.28	21.48	S 70°37'20" W 40.45
C16	39°24'02"	60.00	41.26	21.48	N 69°58'38" E 40.45
C17	52°05'04"	50.00	45.45	24.43	N 76°19'10" W 43.90
C18	77°18'58"	50.00	67.47	40.00	S 38°58'49" W 62.47
C19	76°05'03"	50.00	66.16	40.56	S 38°43'41" E 63.00
C20	51°17'59"	50.00	44.77	24.01	N 70°34'18" E 43.29
C21	39°24'02"	60.00	41.26	21.48	N 70°57'20" E 40.45
C22	89°19'22"	35.00	54.56	34.59	S 45°00'50" E 49.20
C23	90°40'38"	35.00	56.39	35.42	S 44°59'02" W 49.79
C24	39°24'02"	60.00	41.28	21.48	N 69°58'38" E 40.45
C25	52°05'04"	50.00	45.45	24.43	N 76°19'10" W 43.90
C26	77°18'58"	50.00	67.47	40.00	S 38°58'49" W 62.47
C27	77°18'58"	50.00	67.47	40.00	S 38°58'49" W 62.47
C28	52°05'04"	50.00	45.45	24.43	N 76°19'10" W 43.90
C29	39°24'02"	60.00	41.28	21.48	N 70°37'20" W 40.45
C30	89°19'22"	35.00	54.56	34.59	S 45°00'50" E 49.20

### MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS APPROVAL

UNDER AUTHORITY PROVIDED BY I.C. 36-7-3-2 ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, THIS SUBDIVISION PLAT OF LOTS, BEING OUTSIDE THE BOUNDARIES OF ANY MUNICIPALITY OR MUNICIPAL PLANNING COMMISSION, IS ACCEPTED AND APPROVED BY THE MORGAN COUNTY BOARD OF COUNTY COMMISSIONERS AT A PUBLIC MEETING HELD THIS 21st DAY OF April, 1997.

*James Bowyer*  
JAMES BOWYER  
*Tommy Joe Goss*  
TOMMY JOE GOSS  
*Marvin Mason*  
MARVIN MASON

**DRAINAGE EASEMENT NOTE**  
UNLESS SHOWN OTHERWISE, THERE IS A TEN (10) FOOT WIDE DRAINAGE EASEMENT OFF OF EACH SIDE OF EACH LOT OF THIS SUBDIVISION.

**GENERAL NOTES**  
1. The symbol "UE", "DE" and "UDE", where shown on this plat, are abbreviations for "Utility", "Drainage" and "Utility-Drainage" easements, respectively.  
2. The symbol "BL", where shown on this plat is an abbreviation for "Building Line".  
3. 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.  
4. All lot corners are marked by 5/8" x 80" iron pins with yellow cap marked "HOLLOWAY-S0650", unless noted otherwise.  
5. "⊙" indicates iron pin with cap or survey spike with washer, marked "HOLLOWAY-S0690" for street centerline monument.

**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 survey as completed under my direct supervision on April 17, 1997.

Ross O. Holloway  
Indiana Registered  
Surveyor No. S0650  
Dated: April 17, 1997

*April 22 1997*  
*Wickie Kivette*  
RECORDED FOR TAXATION  
APR 22 1997  
Wickie Kivette  
COUNTY CLERK

DEVELOPER: KEVIN BRADSHAW  
730 GASBURG ROAD  
MOORESVILLE, IN. 46158

PT OF THE SE-1/4 OF THE SW-1/4 OF SEC. 11,  
T 13N, R 1W MORGAN COUNTY, INDIANA

REGISTERED  
ROSS O. HOLLOWAY  
NO. S0650  
STATE OF INDIANA  
LAND SURVEYOR

CLIENT: KEVIN BRADSHAW  
HOLLOWAY and ASSOCIATES, P.C.  
MOORESVILLE, IN 46158  
DATE: APRIL 17, 1997 REVISION:  
FILE NO. 187-27 SHEET OF

OWNER OF RECORD: KEVIN U. BRADSHAW  
THERE ARE NO IMPROVEMENTS ON THE PROPOSED SUBDIVISION ACREAGE