

OWNER'S ACKNOWLEDGEMENT

By this plat and the Deed of Plat executed simultaneously herewith and made a part hereof by reference, I do hereby create BRAY SUBDIVISION, FIRST SECTION, a residential subdivision in Morgan County, Indiana, laid off as shown on the above plat and as provided for in the Deed for Plat for the said Subdivision.

Walter Smith
WALTER SMITH

Notary Public
NOTARY PUBLIC

Before me, a Notary Public for Morgan County, Indiana, personally appeared Walter Smith, who did acknowledge execution of the above Owner's Acknowledgment.

Done this 15 day of September, 1967.

Walter Smith
WALTER SMITH
My Commission expires September 15, 1967

APPROVAL OF PLAT

Approved by the Morgan County Planning Commission as a Subdivision in Morgan County, Indiana.

Approved this 28 day of Dec 1964 by Morgan County Planning Commission.

Harry Steele
HARRY STEELE, Chairman

ATTEST:

Ralph Williams
RALPH WILLIAMS, Secretary

ACCEPTANCE OF PLAT

Accepted by the Board of Commissioners of the County of Morgan, State of Indiana, this day of , 196 .

Walter Smith
WALTER SMITH
JACK GORE
ATTEST:

Orville Asher
ORVILLE ASHER
BLAN APFLEGATE, AUDITOR

42412

RESTRICTIVE COVENANTS
OF
THE BRAY SUB-DIVISION
MONROE TOWNSHIP, MORGAN COUNTY, INDIANA

Be it known to all present that Ann Bray, unmarried, owner and fee simple of the below entitled Real Estate in Monroe Township, Morgan County, Indiana,

Part of the East Half of the Northwest Quarter of Section 33, Township 14, North, Range 1 East of the Second Principal Meridian in Morgan County, Indiana, more particularly described as follows:

Beginning 435.2 feet West of the Southeast corner of the East half of the Northwest Quarter of Section 33, Township 14 North, Range 1 East and on the South line thereof; thence continuing West on and along the South line of said East Half 664.4 feet; thence Northerly on and along the East line of Lake Rodona Sub-Division 200 feet; thence East parallel to the South line of said East Half 666.0 feet to the centerline of a gravel road; thence in a Southerly direction on and along the centerline of said gravel road 200 feet to the place of beginning, containing in all 3.05 acres, more or less.

Does hereby make, sub-divide, plat, layoff and dedicate the said described Real Estate which shall be known as THE BRAY SUB-DIVISION.

That all lots and lands in the said Plat shall be subject to the following restrictions and covenants which shall run with the said Real Estate, to-wit:

(1) That no trailers or mobile homes shall be permitted upon any lot of such Sub-Division.

(2) That no closed structure shall be erected closer than fifty (50) feet to the road which runs along the South side of said Sub-Division.

(3) That no structure shall be erected closer than ten (10) feet to the boundary line of any lot of said Sub-Division.

(4) The houses erected on said lots shall have not less than Nine Hundred Fifty (950) square feet of floor space, if a one story structure, and not less than Seven Hundred (700) square feet in the first or main floor, if a two level structure, exclusive of attics, porches and garages.

(5) That no more than one house shall be built on a lot.

(6) That all houses built in said Sub-Division shall be covered by brick or stone veneer above the ground.

(7) No dumping of refuse, garbage, trash or tin cans will be permitted on any lot in said Sub-Division.

(8) That all provisions and covenants may be enforced by any owner of any lot of said Sub-Division.

(9) That a Twenty Five (25) foot access easement which lies along the west side of Lot #6 of said Sub-Division, as recorded on the Plat thereof, shall be reserved to the said Ann Bray, her heirs and assignees.

(10) That a Ten (10) foot Utility easement is granted between Lots #4 and #5 and Lots #2 and #3. Such easements shall be Ten (10) feet in width and the mid-line of said easement shall be the boundary of said lots, in addition, there shall be a Ten (10) foot Utility easement running the length of said Sub-Division along the North side thereof.

(11) That all buildings erected in said Sub-Division shall conform in all ways with the Morgan County Zoning Ordinances.

(12) That all houses erected in said Sub-Division shall have septic systems which meet the requirements set up by the Morgan County Zoning and Sub-Division Ordinances adopted by the Board of Commissioners of Morgan County, Indiana.

IN WITNESS WHEREOF, I set my hand and seal this 28th day of December, 1964.

Ann Bray
ANN BRAY

ANN BRAY

Comes now Ann Bray, who being known by me acknowledges the execution of the foregoing Restrictive Covenants of The Bray Sub-Division, Monroe Township, Morgan County, Indiana, as her free and voluntary act this 28th day of December, 1964.

RICHARD D. BRAY
Prosecuting Attorney
Fifteenth Judicial Circuit

Approved by the Morgan County Planning Commission this 28th day of December, 1964.

Ralph W. ...
Sec

Harry Steele

Harry Steele
Chairman