

2322

DELBERT A HOBSON

PROFESSIONAL ENGINEER

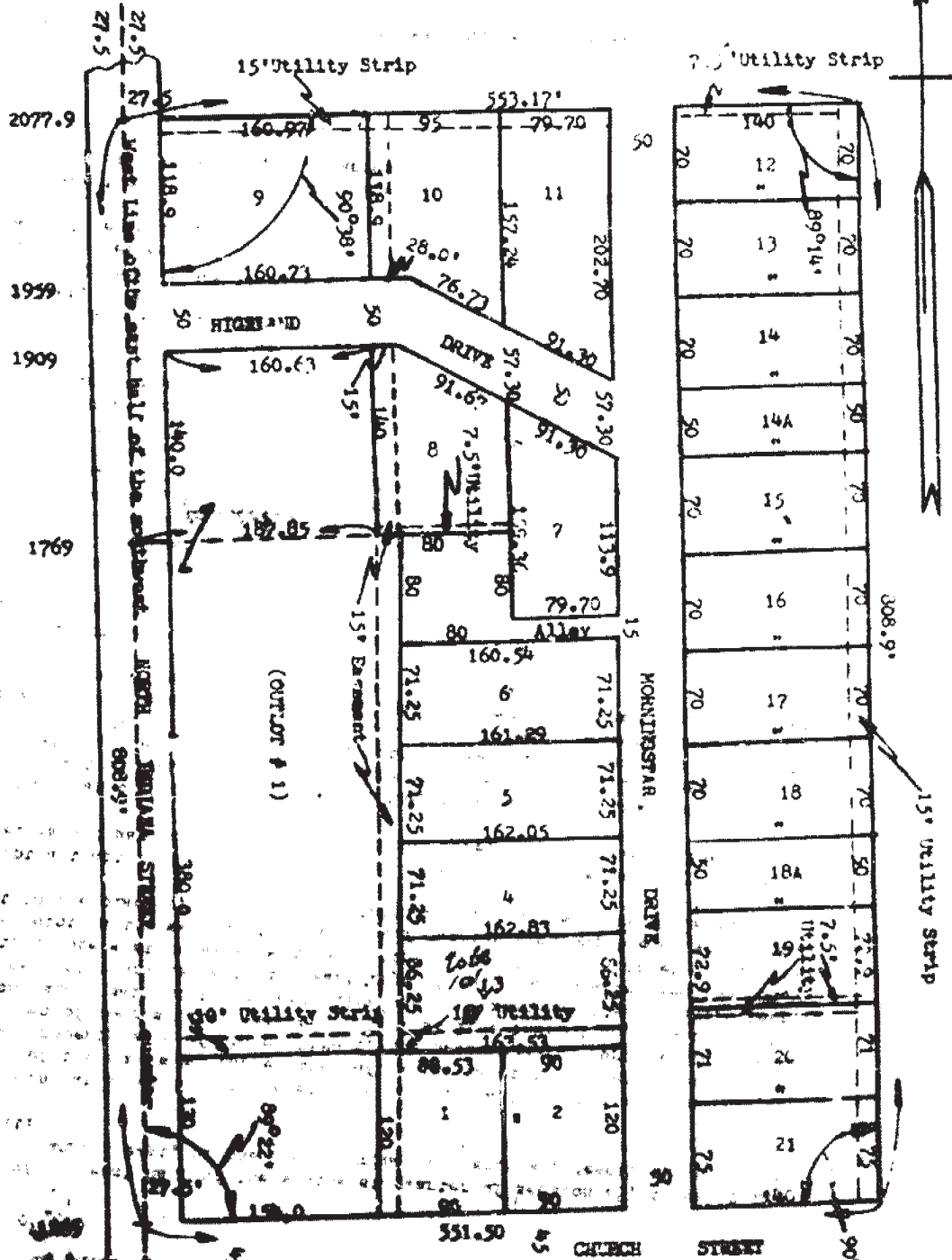
REGISTRATION NO. 2702

MOORESVILLE, IND.

PLAT OF "HADLEY HIGHLANDS" (PART SECTION)
An Addition to the Town of Mooresville, Morgan County, Indiana.

Part of the east half of the southwest quarter
Section 25, Township 14 North, Range 1 East.

Iron Pin
NW corner, S of the SW
2667.9' north of SW corner



Iron Pin
1226.0' north of SW Corner
Southeast corner is 817.0' North of the north line of
Washington Street.

Delbert A. Hobson
Delbert A. Hobson
Professional Engineer
Registration No. 2702
Mooresville, Indiana

Description of "HADLEY HIGHLANDS" (First Section),
an addition to the Town of Mooresville, Morgan County, Indiana

Part of the east half of the southwest quarter of section 25, township 14 north, range 1 east, of the Second Principal Meridian, described as follows, to-wit:

Beginning at a point in the west line of said half quarter section 1269 feet north of the southwest corner thereof, which is at the intersection of the north property line of Church Street, the present north corporation line of the Town of Mooresville, with the said west line thereof and running east on and along said north property line and the extension thereof 551.5 feet; thence north parallel with the east line of said half quarter section 808.9 feet; thence west parallel with said north line of Church Street 553.17 feet to a point in the west line of said half quarter section; thence south 808.9 feet to the place of beginning, containing 10.25 acres, more or less.

Except a tract in the southwest corner of said tract now owned by Hollow Loveless and Marion Loveless, husband and wife, described as follows:

Beginning at the southwest corner of the above described tract and running thence east on the north property line of Church Street 181.5 feet to a steel stake; thence north parallel with the east line of said half quarter section 120 feet; thence west parallel with the north property line of Church Street to the west line of said half quarter section; thence south 120 feet to the place of beginning, containing .5 of an acre.

Also, except tract previously annexed to said Town owned by Hoosier Water Company described as follows:

From a point in the west line of said half quarter 1769 feet from the southwest corner thereof and running east parallel with the north line of Church Street a distance of 208.85 feet to the beginning point of this description; thence continuing east with said north line of Church Street 80 feet; thence south parallel with the east line of said half quarter section 80 feet; thence west parallel with the north line of said Church Street 80 feet; thence north 80 feet to the place of beginning, together with an easement for a passway and utility strip and for use in construction and maintenance of sanitary sewer, which is more particularly described as follows, to-wit:

Beginning at the northwest corner of said Hoosier Water Company's real estate and running south parallel with the east line of said half quarter section 500 feet; to the north line of Church Street; thence west along the north line of Church Street 15 feet to a steel stake; thence north 500 feet to a point 15 feet west of the place of beginning; thence east 15 feet to the place of beginning.

Said exception including said easement containing 0.3 acre, and containing excluding said exception 9.45 acres, more or less.

I, Delbert A. Hobson, registered professional engineer #2702 and surveyor, do hereby certify that the above description was made by me from an actual survey upon and over said described tract, and I believe the same to be true and correct.

Witness my hand and Seal this 27 day of March, 1957.

Delbert A. Hobson
Delbert A. Hobson

The undersigned, W. Arthur Hadley, Trustee by virtue of a certain deed of trust dated the 25th day of February, 1956, and recorded in deed record 140 page 286, of the Recorder's office of Morgan County, Indiana, owner of all of the above described real estate except lot #21 as shown in said plat which has been conveyed to and owned by Robert K. Dunn and Mary E. Dunn, husband and wife, who join in the execution of this annexation agreement, hereby certify that they hereby lay off, plat and subdivide the same in accordance with this plat and subdivision. This subdivision shall be known as "Hadley Highlands" (First Section) to the Town of Mooresville and said "Hadley Highlands" (First Section) shall become annexed to the Town of Mooresville on the transfer of the above described addition upon the books of the Auditor of Morgan County, and the recording of said plat in the Recorder's office of said Morgan County, Indiana.

Morning Star Drive is hereby dedicated running north and south 50 feet in width as shown on said plat, and Highland Drive 50 feet in width is hereby dedicated running east and west between North Indiana Street and said Morning Star Drive as shown on said plat.

There are strips of ground as shown in the plat which are hereby reserved for installation and maintenance of poles, mains, lines, wires, ducts, drains and sewers at all times subject to the authority of the proper civil officers and to the easements herein reserved. No permanent or other structures shall be erected on said strips, but such owners shall take their title subject to the right of the public utility and to the rights of owners of other lots in this subdivision for ingress and egress in, along, across and through the several strips so reserved. There ~~is a utility strip 3 feet in width off of the side or end of each lot along the property line fronting on all streets and also building lines established 25 feet back from the side or end property lines of each lot facing on all streets dedicated herein, and no structure other than open one-story porches shall be erected between said building lines and the street property lines.~~

1. LAND USE AND BUILDING TYPE: No lot shall be used except for residential purposes. No building shall be erected, altered, placed or

permitted to remain on any lot other than one detached single family or two family dwelling not to exceed two stories in height, and a private garage for not more than two cars, and small private outbuildings used in connection with said dwelling.

Prior to the time this addition is annexed to the Town of Mooresville and zoned by the Town, each dwelling area on a lot or parts of lots shall contain at least 7,000 square feet.

2. All buildings shall have at least 900 square feet of floor space exclusive of basement and garage floors, and all buildings shall have solid masonry foundations with recognized standard frame or masonry construction, and consist of workmanship and material in harmony with external design of existing structures. No building shall be covered with roll roofing and no building shall be sided with roll siding or with brick, stone or other imitation insulation board.

3. Until a public sanitary sewer is available in this subdivision, all waste water from bathrooms, sinks and laundry tubs shall be treated through septic tanks or grease traps and filtered through the soil underground in such manner as to eliminate odors, and no outside toilet shall be constructed or used thereon, and, when available, all owners of lots in this subdivision shall dispose of such waste through said public sanitary sewer.

4. With exception of buildings set back 50 feet or more from the street, no building other than dwelling and garage and utility room thereto attached shall be erected closer than 20 feet of the line dividing any adjoining owner's lot or part of lot. Dwellings including utility rooms and garage attached shall not be erected closer than 5 feet of the line dividing any owner's lot or part of lot.

5. No building shall be occupied as a second hand store or garage, auto service station, junk or wrecking yard, or shops, and no such business with offensive noises or odors shall be conducted on or from any lot on this addition or trucks with offensive odors or noises shall be stored on or parked in this addition. No trailer or other portable device, garage or outbuilding shall be erected as a residence except for temporary use during the construction of buildings on the premises by workmen or watchmen employed on such work.

The right to enforce the foregoing covenants and provisions and restrictions by injunction, together with the right to cause the removal by due process of law, any structure in violation hereof is hereby dedicated to the public and is also reserved to the several owners of lots in this addition, their heirs and assigns, and shall be binding on all parties and persons entering or occupying for a period of twenty-five years from the date of recording this plat and at that time shall be terminated.

IN WITNESS WHEREOF we have hereunto set our hands and seal this 26th day of March, 1957.

W. Arthur Hadley, Trustee
W. Arthur Hadley, Trustee

Robert K. Dunn
Robert K. Dunn
Mary E. Dunn
Mary E. Dunn

STATE OF INDIANA, MORGAN COUNTY)SS

before me, the undersigned a Notary Public in and for said County and State, personally appeared W. Arthur Hadley, Trustee by virtue of a certain deed of trust dated the 25th day of February, 1956, and recorded in deed record 140 page 286, of the Recorder's office of Morgan County, Indiana, and acknowledged the execution of the attached plat of "HADLEY HIGHWAYS" (First Section), an addition to the Town of Mooresville, this 26th day of March, 1957.

Witness my hand and Notarial Seal.



Florence Bishop NOTARY PUBLIC
Florence Bishop

Commission expires:
June 4, 1960

STATE OF INDIANA, MORGAN COUNTY)SS

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Robert K. Dunn and Mary E. Dunn, husband and wife, and acknowledged the execution of the attached plat of "HADLEY HIGHWAYS" (First Section), an addition to the Town of Mooresville, this 26th day of March, 1957.

Witness my hand and Notarial Seal.



Florence Bishop NOTARY PUBLIC
Florence Bishop

Commission expires:
June 4, 1960

CERTIFICATE

STATE OF INDIANA, MORGAN COUNTY)SS

The above and foregoing plat of "HADLEY HIGHLANDS" (First Section), an addition to the town of Mooresville, presented to the Board of Trustees this 21st day of May, 1957, and the same being examined, is hereby approved and entitled to record, said "HADLEY HIGHLANDS" (First Section) to be annexed to the town of Mooresville upon the recording of said plat.

E. W. Einfeldt TRUSTEE
 E. W. Einfeldt
Harshel H. Gibbs TRUSTEE
 Harshel H. Gibbs
Harold E. Hawkins TRUSTEE
 Harold E. Hawkins
Ralph E. Roberson Jr. TRUSTEE
 Ralph E. Roberson Jr.
Mildred Asbury TRUSTEE
 Mildred Asbury

ATTEST:

Myrtle Asher CLERK-TREASURER

STATE OF INDIANA, MORGAN COUNTY)SS

I, Myrtle Asher, Clerk Treasurer of the Town of Mooresville Indiana, do hereby certify, that the above and preceding plat of "HADLEY HIGHLANDS" (First Section) an addition to the Town of Mooresville, was presented to the Board of Trustees of the Town of Mooresville on the 21 day of May, 1957, for approval and the same was duly approved and the same is entitled to record.

IN WITNESS WHEREOF I have hereunto set my hand and the Seal of said Town this 21 day of May, 1957.

Myrtle Asher Clerk-Treasurer
Myrtle Asher

Recorded this 23rd day of May, A. D., 1957,
at 2:40 o'clock P. M.

Bladys D. Smalley
Recorder of Morgan County