

Engineer's Certificate

I, Delbert A. Hobson, Registered Professional Engineer and Land Surveyor, being legally qualified to practice Land Surveying within Morgan County, Indiana, do hereby certify that I have surveyed the following described real estate in accordance with the official records and that this plat is true and correct and accurately represents a subdivision of a part of the south half of Section 13, Township 12 North, Range 2 West of the Second Principal Meridian, Morgan County, Indiana, bounded and described as follows: to-wit: Beginning at a point 90° 15' 31" W 356.64 feet from the Northern Corner of the Northeast Quarter of the Southeast Quarter of Section 13, Township and Range aforesaid, thence 90° 15' 31" W along the East Line of said quarter-quarter section 362.26 feet to a point in the Centerline of Goose Creek Road; thence 32° 59' 51" W and following the Center of said road 270.81 feet; thence 90° 11' 07" W 201.79 feet; thence 347° 59' 01" W 232.82 feet; thence 34° 18' 01" W 211.28 feet; thence 331° 55' 01" W 100.70 feet; thence 337° 20' 31" W 195.96 feet; thence 321° 25' 01" W 199.20 feet; thence 32° 25' 01" W 162.8 feet; thence 54° 28' 01" W 710 feet; thence 32° 57' 01" W 127.6 feet; thence 363° 11' 01" W 130.6 feet; thence 300° 51' 59" E 172.7 feet; thence 318° 25' 59" E 134.7 feet; thence 308° 55' 59" E 248.0 feet; thence 8° 10' 30" or W 192.7 feet to the junction of County Road, Inventory # 195 and 199; thence N 81° 18' 59" W in County Road # 195 193.7 feet; thence N 87° 46' 59" W 346.6 feet; thence N 42° 18' 59" W 275.0 feet; thence N 34° 46' 59" W 618.6 feet; thence N 22° 45' 35" W 409.3 feet; thence N 18° 40' 15" E 252.0 feet; thence N 85° 28' 58" E 382.7 feet; thence N 85° 01' 01" E 362.0 feet; thence N 85° 35' 31" E 298.4 feet; thence N 62° 21' 31" E 301.9 feet; thence N 62° 21' 31" E 297.86 feet; thence N 85° 55' 35" E 292.57 feet; thence N 62° 26' 31" E 157.6 feet; thence 30° 15' 31" W 150.2 feet; thence N 77° 14' 31" E 231.78 feet to the place of beginning containing 46.69 acres, more or less.

This subdivision consists of thirteen (13) lots, numbered from one (1) to thirteen consecutively and inclusive. The location and dimensions of the lots and the location and width of the roads are as indicated on this plat denoting feet and decimal fractions thereof.

This subdivision shall hereinafter be known as "Hickrest Woods", First Section, being a part of the south half of section 13, Township 12 North, Range 2 West of the Second Principal Meridian, Morgan County, Indiana.

Witness my hand and seal at Mooresville, Indiana, this 23rd day of February 1972

Delbert A. Hobson
Registered Land Surveyor #10029
State of Indiana

Declaration and Restrictions

The undersigned as owners and proprietors of the above described real estate, do hereby certify that they have laid out, platted and subdivided said land into lots in accordance with the annexed plat referred to. They, further certify that all roads shown on said plat that have not heretofore been dedicated are hereby dedicated to the public for its use.

1. There are strips of land twenty (20) and forty (40) feet in width which are reserved for Public Utility Companies, and including Transportation Companies, for installation of poles, lines, ducts, gas or water mains or laterals and sewers, subject of all times to the proper authorities and to the easements herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but owners shall take title subject to the rights of the Public Utilities and subject to the rights of the other owners of the other lots in this subdivision.
2. All lot owners must agree to join a sewer system or a water system when available and all waste must be disposed of through septic tanks of not less than 1000 gallons capacity, or in lieu of a septic tank a single home Aerobic Wastewater Treatment shall be used until such connection can be made. The septic tank absorption field must have a minimum of 200 square feet of trench bottom per bedroom. The maximum length of any one trench is 100 feet. The minimum width of trench is 3 feet. The trench shall be an average of 3 feet in depth filled with 12 inches of gravel below the tile and filled to a minimum of 4 inches above the tile. Refer to Bulletin #128 Indiana State Board of Health for all other regulations that must be complied with.
3. Adequate drainage must be provided for all crawl spaces.

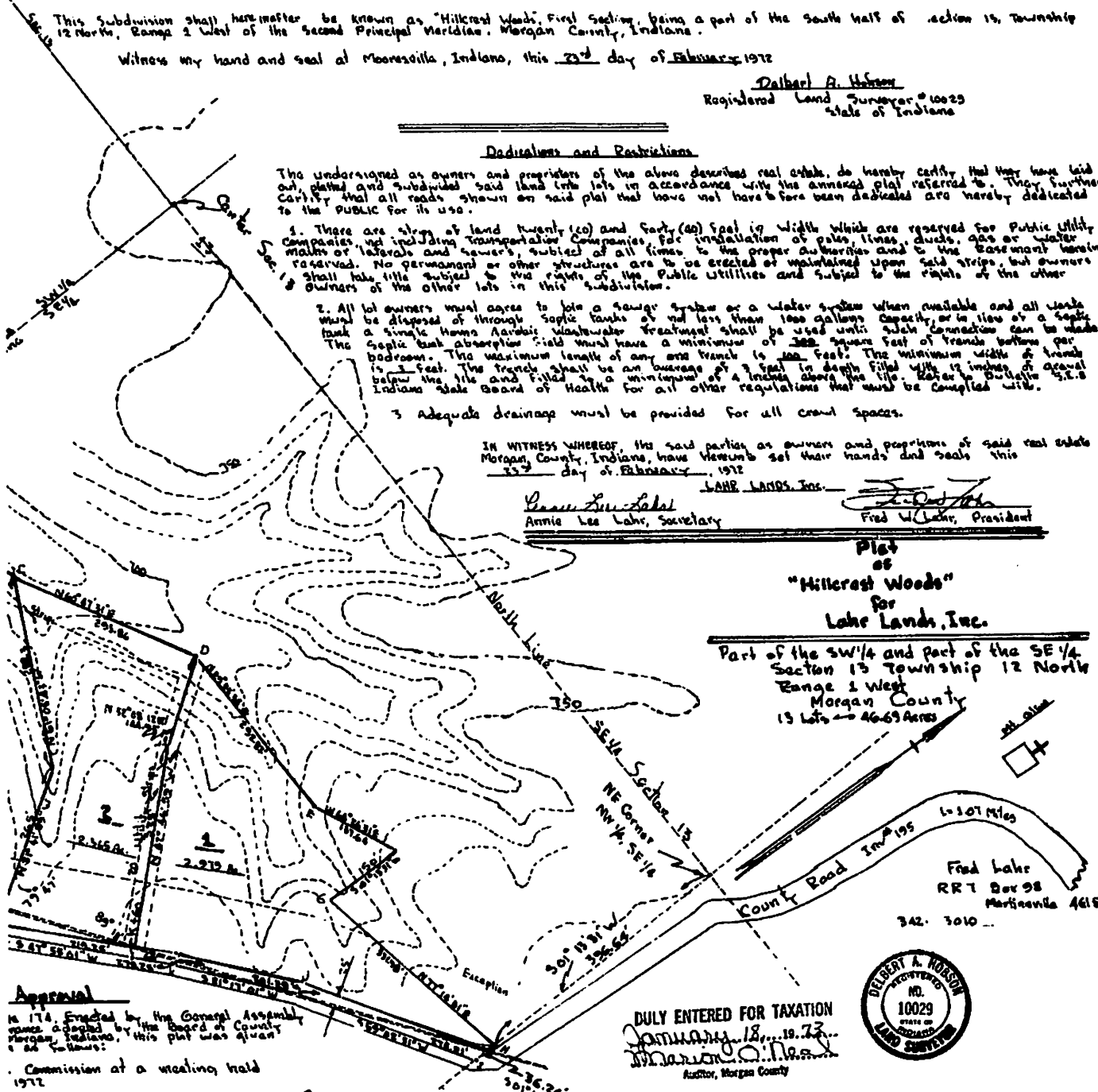
IN WITNESS WHEREOF, the said parties as owners and proprietors of said real estate, in Morgan County, Indiana, have hereunto set their hands and seals this 23rd day of February, 1972

Annie Lee Lahr, Secretary
LAHR LANDS, Inc.

Fred W. Lahr, President
LAHR LANDS, Inc.

Plat #6
"Hickrest Woods"
for
LAHR LANDS, Inc.

Part of the SW 1/4 and part of the SE 1/4
Section 13 Township 12 North
Range 2 West
Morgan County
13 Lots - 46.69 Acres



Approval
No. 174. Erected by the General Assembly, since approved by the Board of County Morgan, Indiana, this plat was given to the State.

Claude Lumpkin
Claude Lumpkin, Chairman

DULY ENTERED FOR TAXATION
JANUARY 18, 1973
MORGAN COUNTY, INDIANA
Assessor, Morgan County



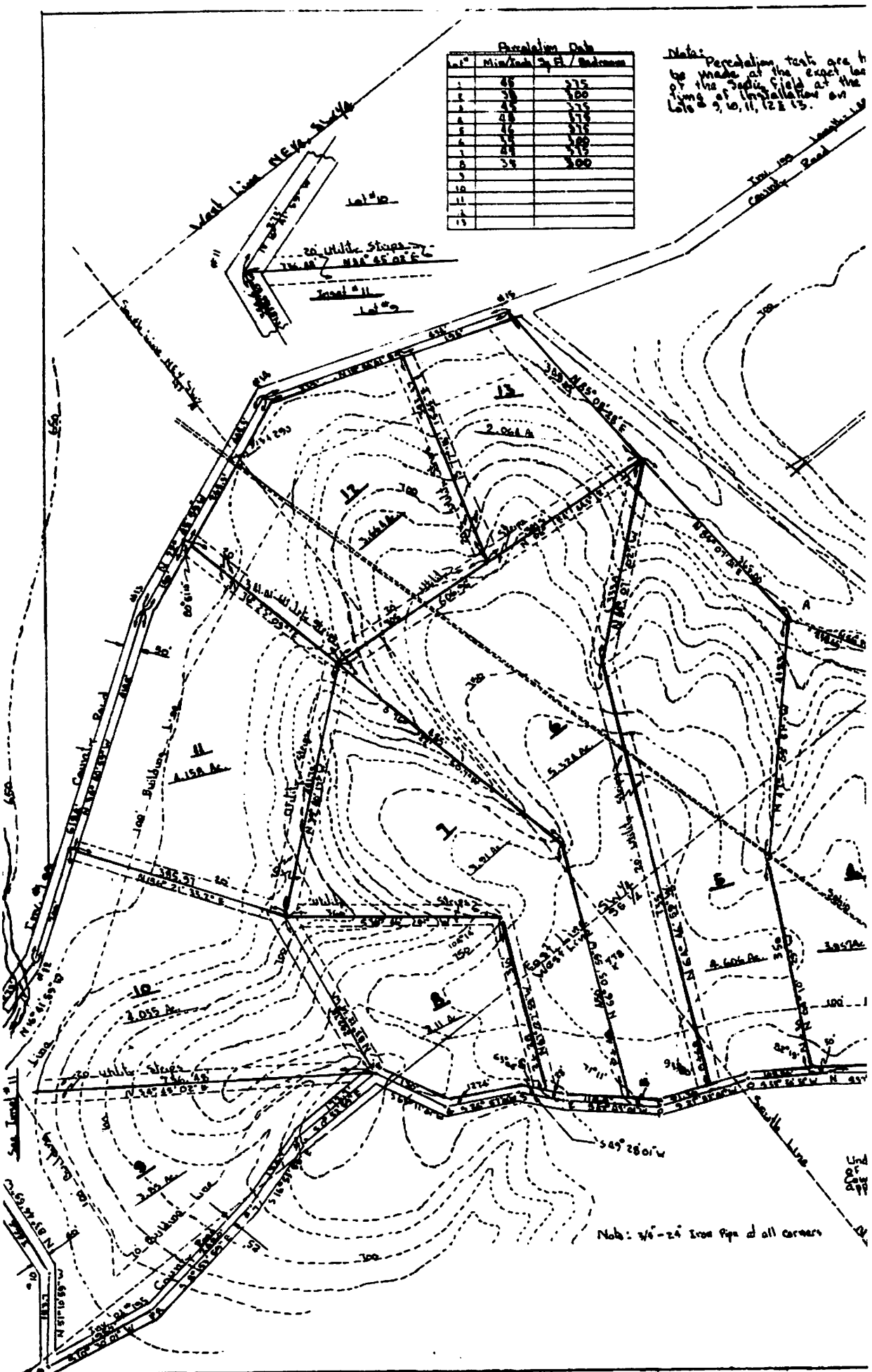
Delbert A. Hobson
Reg. Professional Engineer #102
Reg. Land Surveyor #10029
State of Indiana
February 23, 1972

Scale 1" = 100'

Perculation Data

Lot	Area (sq ft)	Permeability
1	48	375
2	58	100
3	48	315
4	25	315
5	25	315
6	25	315
7	25	315
8	25	315
9	39	315
10		
11		
12		
13		

Note: Perculation tests are to be made at the exact lot or lots of this field at the time of installation on Lots 9, 10, 11, 12 & 13.



Note: 4"-2" Iron Pipe at all corners

Lot 13

Note: Percolation tests are to be made at the exact location of the Septic field at the time of installation at the lots 9, 10, 11, 12 & 13.

RECEIVED FOR RECORD

JUN 18 3 24 PM '73

John H. Gray
 REGISTERED PROFESSIONAL ENGINEER
 No. 1000

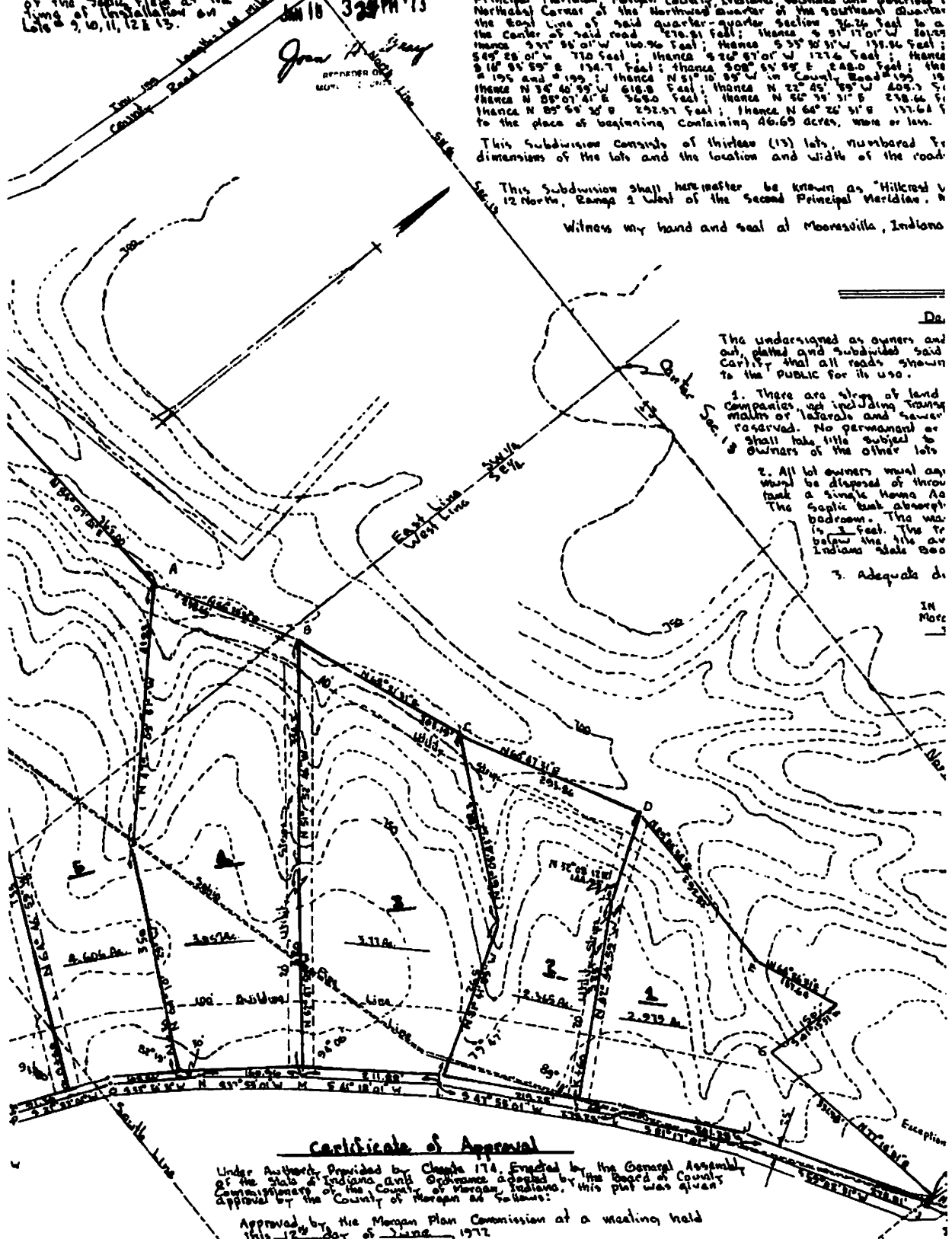
Final Plat

I, Gilbert A. Nelson, Registered Professional Engineer and Land Surveyor, Indiana, do hereby certify that I have surveyed the following described, true and correct and accurately represents a subdivision of a part Principal Meridian, Morgan County, Indiana, bounded and described: Northward Corner of the Northwest quarter of the Southeast Quarter the East Line of said quarter-quarter section 36.26 feet to a the center of said road 270.81 feet; thence S 51° 17' 0" W 202.29 feet; thence S 11° 21' 0" W 100.70 feet; thence S 35° 31' W 135.24 feet; S 69° 28' 0" W 77.0 feet; thence S 20° 57' 0" W 127.6 feet; thence S 16° 34' 59" E 134.7 feet; thence S 00° 54' 59" E 248.0 feet; the N 195 and 100; thence N 51° 10' 59" W in County Road No. 195, thence N 30° 40' 59" W 618.8 feet; thence N 22° 25' 59" W 409.7 feet; thence N 85° 07' 41" E 368.0 feet; thence N 62° 31' 31" E 238.64 feet; thence N 85° 55' 30" E 292.57 feet; thence N 64° 26' 31" E 137.64 feet to the place of beginning containing 46.69 acres, more or less.

This Subdivision consists of thirteen (13) lots, numbered for dimensions of the lots and the location and width of the road.

This Subdivision shall hereinafter be known as "Hickory 12 North, Range 2 West of the Second Principal Meridian, N

Witness my hand and seal at Mooresville, Indiana



The undersigned as owners and out, plotted and subdivided said certify that all roads shown to the public for its use.

There are also plots of land comprising up including some rights of easements and sewer reserved. No germanant or shall take title subject to owners of the other lots

All lot owners must any well be disposed of through a single home as the Septic tank absorption bedrock. The maximum depth below the top of the Indian State Geo

Adequate di

IN MOORE

Certificate of Approval

Under Authority Provided by Chapter 174, Enacted by the General Assembly of the State of Indiana and Ordinance adopted by the Board of County Commissioners of the County of Morgan, Indiana, this plat was given approval by the County of Morgan as follows:

Approved by the Morgan Plan Commission at a meeting held this 12th day of June 1973

-24 Iron Pipe at all corners

Ray Moore
 Guy Moore, Secretary

Claude Lumphkin
 Claude Lumphkin, Chairman

CERTIFICATE OF SUBDIVISION
AND PROTECTIVE COVENANTS
of
HILLCREST WOODS SUBDIVISION

The undersigned, Lahr Lands, Inc., by Fred W. Lahr, President, and Annie Lee Lahr, Secretary, owner of the real estate described in the annexed plat and Certificate of Delbert Hobson, Professional Land Surveyor, same being a part of the Southeast quarter of Section 13, Township 12 North, Range 1 West, in Morgan County, Indiana, hereby certifies that it has laid out, platted and subdivided said real estate into lots to be sold, transferred and conveyed and to be acquired, held and used subject to the covenants, conditions, restrictions, reservations and easements hereinafter set forth running with the land, which shall inure to the benefit of said platted and subdivided real estate as a whole and bind and benefit each owner of each lot therein, and pass with and apply to and bind the owners and all successors in interest of such owners thereof:

1. Name of Subdivision. The real estate laid out, platted and subdivided as aforesaid hereafter shall be known as Hillcrest Woods.

2. Use of Streets. All streets in this Subdivision are dedicated and shall be for the use of the owners of the lots therein and for the use of the general public.

3. Uses of Lots. The "lots" in this Subdivision are of sizes sufficient to accommodate residential but also "mini farming" uses including gardening, husbandry of livestock and like uses. The lots herein shall be used solely and exclusively for such purposes and activities, and for each lot by one family constituting one housekeeping unit. In order that the concept of this Subdivision shall be maintained, the lots therein shall not be resubdivided by the future owners thereof.

4. Specifications of Buildings and Structures. Buildings or structures erected or placed, altered or permitted to remain on any lot herein shall be of such nature and design as to be customary to the residential use hereinbefore required. The buildings to be used by the owners for their residences shall not exceed two stories in height and must have and contain not less than 760 square feet of floor space if one story in height, or 1,200 square feet of floor space if more than one story in height within the livable portions thereof, both minimums being exclusive of basements, lofts, attics, porches, garages, carports, or other attached appurtenances. All buildings and structures erected, placed or altered on any lots herein shall be constructed of new materials in a workmanlike manner and constructed and located in accordance with the provisions of all statutes and ordinances now or hereafter enacted in respect thereto but also in accordance with designs, plans and specifications approved as hereinafter provided.

5. Sewage Disposal. All dwellings erected, placed and maintained on lots herein shall have and be connected to systems for the disposal of sanitary sewage meeting the requirements of the Statutes of the State of Indiana and the Ordinances then effective of Morgan County, Indiana, and the laws and the lawful requirements of any regulatory bodies or instrumentalities thereof.

6. Water Systems. All dwellings erected, placed and maintained on lots herein shall be connected to a public water system if such a public water system is and remains available for the service of the lots in this Subdivision.

7. Storage Facilities for Fuel. Oil tanks and holders for the storage of substances used for heating or cooking shall be placed within buildings or beneath the ground.

8. Temporary Structures. No trailer, basement, tent, barn, shack, garage, or other out building or structure of a temporary nature shall be used on any lot herein at any time as a residence, either temporarily or permanently.

9. Animals and Livestock. In keeping with the concept of the Dedicators that purchasers of lots in this Subdivision are likely to want to use such lots for light, hobby, or "mini" farming activities, but subject to the restriction imposed by Paragraph 10

hereof, animals and livestock, including dogs, cats, or other household pets numbering not more than two per household, may be raised and kept on lots in this Subdivision if not allowed to annoy neighbors and if they are not kept, bred or maintained for any commercial purposes.

10. Nuisances Forbidden. No noxious or offensive activity shall be carried on upon any lot in this Subdivision, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood thereof.

11. Upkeep and Maintenance of Lots. All lots herein shall be kept neat, clean and free from weeds, brush and undergrowth, and from accumulations of garbage, trash, rubbish and unused or discarded articles including motor vehicles or parts thereof not in regular use by the owner. Should a purchaser/owner of a lot neglect the duties enjoined by this covenant, the Committee mentioned in Paragraph 12 of this Certificate shall give notice to such purchaser/owner to correct the condition within 20 days after the giving of said notice and if not corrected, said Committee shall have the right to enter upon said lot and perform said duties, the reasonable expense thereof to become a lien on the lot or lots of the owner in favor of and enforceable by actions either at law or in equity by the Committee and/or the performer of the work.

12. Community Association. Purchasers/Owners of lots in this Subdivision shall become and remain associates of an association to be known as the Hillcrest Woods Association. As soon as there shall be three owners of lots in this Subdivision, said owners shall constitute an Executive Committee of said Association. The Committee shall enforce the provisions hereof. Until the formation of such Committee, the Dedicator and its successors and assigns alone shall constitute such Committee and act for such Committee as herein provided. The first appointed Committeemen shall serve for terms not longer than two years. Thereafter, the members of the Committee shall be elected and any and all vacancies on the Committee shall be filled by a vote of the majority of the owners/members of the Hillcrest Woods Association in the Subdivision. The Committee shall have the right to make such reasonable rules and regulations and provide such means and employ such agents as will enable it adequately and properly to carry out the provisions of this Dedication Certificate.

13. Easements. All public utilities except transportation, including electric power, telephone and gas companies, are hereby granted permanent and perpetual easements over the utility strips or easements shown on the plat hereof. The highway authorities of Morgan County and of the State of Indiana are hereby granted an easement along a strip 15 feet in width adjacent to and on all lots bordering County Roads No. 195 and 199 shown on the plat hereof and the right to use said strip for road and highway purposes. All strips and easements shall be kept free and clear of all buildings and structures of any kind.

14. Flowage Easement. Dedicator may or may not construct and maintain a lake adjacent to the real estate herein laid out, platted and subdivided, and this covenant and reservation shall not be construed in any way to impose on the Dedicator a duty or obligation to do so. However, Dedicator/Owner reserves rights and easements of flowage over parts of lots numbered _____ in this Subdivision and rights and easements to enter upon said lots in furtherance thereof, the location of which rights and easements shall extend to a line on said lots not higher than 735 feet above sea level. Owner/Dedicator agrees that purchasers/owners of said lots shall be permitted and licensed to use the portions of said lots affected by the rights and easements herein reserved, including the waters if any thereupon situated but such permit and license shall be subject and subordinate to all conditions and restrictions, including assessments, which may be imposed on future users of the waters who are owners of land included in this Subdivision.

15. Enforcement of Covenants. These conditions, restrictions, covenants, reservations and easements run with the land and shall be binding on all purchasers and owners of lots in this Subdivision and their heirs, devisees, personal representatives and assigns, and if any of them shall violate or attempt to violate any of said restrictions

and covenants, it shall be lawful for all other owners of lots in this Subdivision, or for the Committee thereof hereinbefore mentioned, to prosecute any proceedings at law or in equity against those violating or attempting to violate said restrictions and covenants and either to prevent him or them from doing so or to recover damages for such violations.

LAHR LANDS, INC.

By: [Signature]
Fred W. Lahr, President

By: [Signature]
Annie Lee Lahr, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF MORGAN)

Before me, the undersigned, a Notary Public in and for said County and State, on August 30, 1972, personally appeared Fred W. Lahr and Annie Lee Lahr, known to me to be the President and Secretary, respectively, of Lahr Lands, Inc., and acknowledged the execution of the foregoing Certificate of Subdivision and Protective Covenants.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official Seal.

[Signature]
Dorothy F. Peeden, Notary Public

My Commission Expires:
May 13, 1973.

This Certificate Prepared By: Byrl L. Eltzroth, Attorney at Law
210 North Jefferson Street
Martinsville, Indiana 46151

RECEIVED
FOR RECORD
JAN 18 3 24 PM '73

[Signature]
RECORDED OF
MORGAN COUNTY