

20002839

Book 430 Page 0025

WARRANTY DEED
AND
GRANT OF MUTUAL NON-EXCLUSIVE
RIGHTS-OF-WAY AND UTILITY EASEMENTS
AND
DECLARATION OF COVENANTS

LAURAL RIDGE

THIS INDENTURE WITNESSETH, that SHANNON L. WIGGINS, as Trustee to Reconvey. (Grantor). of Morgan County, State of Indiana, does hereby GRANT, CONVEY, WARRANT, DEDICATE and DECLARE to DEERWESTER DEVELOPMENT INC., an Indiana Corporation, (Grantee) of Morgan County, State of Indiana, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Morgan County, Indiana, to-wit:

Exhibit A attached and incorporated in this conveyance as Parcels A1-A-34

Also known as "LAURAL RIDGE"
according to a common plan of development and division into parcels

TOGETHER WITH AND SUBJECT TO a certain non-exclusive mutual roadway and utility easement which is more particularly described as follows, to-wit:

Exhibit B-1 through and including B-3 attached and incorporated in this conveyance

for the purpose of providing ingress and egress and public utility service for the various parcels comprising the real estate parcels described in Exhibit A

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Also known as "LAURAL RIDGE"
according to a common plan of
development and division into parcels

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and utility easement which is more particularly described as follows. to-wit:

Exhibit B-1 through and including B-3
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for the purpose of providing ingress and egress and public utility service for the
various parcels comprising the real estate parcels described in Exhibit A.

Page 1 of 1

 This message was sent with high importance.

CTIndyOCS

From: McGreevy, Todd **Sent:** Mon 6/25/2007 12:49 PM
To: CTIndyOCS
Cc:
Subject: MORGAN CO / Need covenants and restrictions / no file number
Attachments:

For Laural Rldge, possibly spelled Laurel Ridge

THANK YOU!!!

RETURN TO: servicedesk@cti.com

201 077941 - Amend

430-25 - Cows

ALL SUBJECT TO the following conditions, restrictions and covenants, all of which shall run with the land and be binding upon the Grantee and its successors in title to the real estate or any part thereof.

LAURAL RIDGE

COVENANTS AND RESTRICTIONS

All Purchasers, their heirs, successors and assigns, of lots in LAURAL RIDGE shall take title subject to the following covenants and restrictions and shall be bound thereby and the name LAURAL RIDGE shall, from this point forth, be inclusive of all parcels shown on the recorded plat, as shall the name PARCEL OWNER be inclusive of the same:

1. **Director** - The Director shall review and approve, deny or recommend any necessary changes for approval of all plans for the construction of residential dwelling houses, accessory buildings and all other structures to promote harmony of design and compatibility with existing structures and standards for this community. The Director shall also approve or deny any technical variation or exception from any construction requirements. The Developer, (Deerwester Development, Inc.) and its successors, heirs and assigns, shall make all appointments until all parcels are sold in all present and subsequent sections of LAURAL RIDGE and all parcels' residential dwellings are constructed. The initial Director shall have the right to waive or alter any covenant and restriction.
2. **Architectural Design** - All buildings, walls, fences and all other structures are subject to the approval of the Director. No building, wall, fence or other structure shall be constructed, erected, placed or altered in LAURAL RIDGE until the location and elevation plans, building plans and specifications have been submitted to the Director at least fifteen (15) days before construction commences. The Director will approve or disapprove the submittals as to conformity with the exterior design, quality and aesthetic appearance of structures already existing and for conformity with surface drainage requirements, living area requirements, external

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construction, destruction of trees and other vegetation and any other such matter as may affect the environment or ecology of LAURAL RIDGE. In the event the Director, or its designated representative, fails to approve or deny any plans and specifications within fifteen (15) days after such plans and specifications have been submitted to the Director, then such plans and specifications will be considered approved.

3. **Land Use** - All parcels herein are for residential use only, limited to one single family dwelling per parcel. No parcel divisions will be permitted.
4. **Water** - All parcel owners in LAURAL RIDGE must connect to the public water utility as supplied in this development.
5. **Soil Erosion Control** - All parcel owners shall be fully responsible and liable for providing proper erosion control on their parcel. In the event proper erosion control is not maintained, the parcel owner shall be held responsible and liable for any and all damages incurred by the Developer, its successors, heirs or assigns, other parcel owners and the homeowner's association. The parcel owner shall also be held accountable to Morgan County Soil and Water Conservation District for any failure to control erosion on said parcel. The Developer shall have the right to assess costs for the repair of damages caused by the parcel owners' failure to control erosion. The parcel owner is responsible and liable for the actions or the failure to act on the part of any builder, contractor, subcontractor or any entity or anyone else doing work on said parcel. Standards for erosion control on building parcels are established by the Indiana Department of Natural Resources; Division of Soil and Water Conservation. Each parcel owner shall sign for the receipt of a copy of said guidelines prior to soil disturbing activities.
6. **Building Location** - Location of all buildings shall be subject to approval by the Director. Consultation with the Director will be necessary prior to preparation and submittal of site plans.
7. **Dwelling Size** - No dwelling shall exceed three (3) stories in height. An attached side entrance private garage for a minimum of two (2) cars must be included. The ground floor of the dwelling structure, exclusive of basements, garages and porches shall not be less than one thousand eight hundred (1,800) square feet of living area for a one-story dwelling nor less than one thousand two hundred (1,200) square feet of living area on the ground floor for a dwelling of more than one-story. Total living area for a multi-story dwelling shall not be less than two thousand four hundred (2,400) square feet.

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8. Construction Requirements

- a. All residences shall be of brick construction. Plans for the exterior of all dwellings (including colors) of shingles, soffit, fascia, gable gutter, shall be submitted to and are subject to approval by the Director at least fifteen (15) days before construction commences. All dwellings must be built on a crawl space or basement.
- b. If the roof is a hip type, then a minimum of 8/12 pitch shall be used. If the roof is to be a gable type, then a minimum of 8/12 pitch shall be used.
- c. Overhang (eaves) shall be a minimum of eight (8) inches beyond any exterior wall finish.
- d. After construction all parcels shall be graded and landscaped. The grading shall be so as to provide positive drainage from the house as constructed. To insure positive drainage, the ground shall slope away from the dwelling a minimum of one (1) inch per foot for the first six (6) feet outside the perimeter of the foundation as determined by the Director, considering specific parcel characteristics.
- e. All asphalt or concrete driveways shall be subject to the Director's approval after plans and specifications are submitted. Culver pipe length, diameter and material shall be specified, if required by the Director.
- f. All construction, finish grading and landscaping to be completed within six (6) months of the start of the construction, acts of God and unusual weather or destruction of work in progress excepting.
- g. All parcel owners and their builder/contractors shall be responsible for and maintain the job site in a reasonable, orderly manner, containing all trash and debris within the parcel and properly disposed of or removed as determined by the Director. Parcel owners and their builder/contractors shall register with the Director and obtain from the Director a copy of LAURAL RIDGE plat and covenants and restrictions.
- h. All parcel owners and their builder/contractors shall be responsible for and repair or restore any damage during construction, whether or not inadvertent or unavoidable, including but not limited to other parcels, gutters, street, storm drainage area, utilities or other improvements, including finished graded and grassed areas.

- I. All parcel owners for the good of the community, will maintain their property in good condition to the road.
9. **Utility Easements** - Areas designated as utility easements on this plat are dedicated as easements for the installation and maintenance of public utilities, reasonable and convenient, required, such as lines, ditches, gas and water mains or sewer mains and laterals, electric lines, telephone lines and cable television lines, not including transportation and transmission company lines. No structures shall be erected on or maintained within such areas. Maintenance of the easement area is the responsibility of the parcel owner(s) as determined by the Director.
10. **Drainage Easements** - Areas designated as drainage easements on the plat are dedicated as easements for drainage of water. No structure shall be erected or maintained within such areas and drainage shall not be restricted. Maintenance of the drainage easement area is the responsibility of the parcel owner(s) as determined by the Director. Parcel owner(s) shall not obstruct or restrict any natural flow of water through the community as solely determined by the Director. Each parcel owner shall take their title subject to the rights of others to use the natural ravines, swales and valleys for the conveyance of storm water. No owners shall impede or hinder, in any way, the passage of storm water through or across their parcel. Each owner shall provide adequate structures to convey storm water where improvements are constructed across swales, valleys and ravines. Unless noted otherwise, there is a six (6) foot wide drainage easement off of each side of each parcel in this development.
11. **Resources** - No mining, drilling or excavation of any oil, gas, liquid, aggregate, mineral or soil shall be permitted except as incidental to the site preparation and construction authorized by these covenants and restrictions.
12. **Vehicle Parking** - No unlicensed or inoperative vehicles of any kind, including but not limited to boats, trucks, campers, trailers, recreational vehicles, motorcycles or similar vehicles shall be parked on any road, private driveway or parcel. Licensed and operating vehicles (of the kind and nature described above) may be parked on a parcel provided it is screened in such a way that it is not visible to the occupants of the adjacent parcels. The Director shall determine what is acceptable screening.
13. **Storage and Refuse Disposal** - No outside storage of equipment, materials, supplies, debris and unlicensed or inoperative vehicles (including recreational vehicles, boats, trailers, motorcycles, any other

motorized or unmotorized equipment) shall be permitted. Trash, garbage or other wastes shall be kept in sanitary animal-proof containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition. No trash burning will be allowed.

14. **Vacant Parcel Maintenance** - Vacant parcels shall be maintained per the following terms: No trash shall be allowed to accumulate or vegetation allowed to grow in excess of twelve (12) inches in height. Unsold parcels shall be mowed and maintained by the Developer. If sold parcels are not mowed or maintained, the Developer shall have the option to mow or maintain the property by removing trash or debris and charge the parcel owner a reasonable fee as determined by the Director.
15. **Business Use** - No exterior business activity whatsoever shall be permitted.
16. **Auto Mechanics** - No exterior auto mechanics except for minor or routine repair and maintenance of the parcel owner's personal vehicles as determined by the Director.
17. **Nuisance** - No obnoxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood, nor shall any unlawful act or activity be allowed whatsoever.
18. **Storage Tanks** - No bulk storage tanks of any kind shall be allowed unless screened and approved by the Director.
19. **Utility/Storage Buildings** - All utility/storage building plans, specifications and colors shall be submitted to and subject to approval by the Director at least fifteen (15) days before commencing construction.
20. **Fences** - No fence shall be erected until approval is obtained from the Director as to type, location and height. No fence shall be erected closer than the front of the dwelling structure except for fences of a decorative type, provided such fence has been approved by the Director. All fences shall be maintained in good repair by parcel owners as determined by the Director.
21. **Animals** - The Director shall determine any exception to only a maximum of three (3) household pets permitted per parcel. No other animals shall be permitted without written approval by the Director.
22. **Pools** - In-ground pools shall be subject to Director's approval and parcel owner(s) must submit to Director any and all specifications at least fifteen

(15) days prior to planned construction. Above-ground pools will not be permitted.

23. **Mailboxes** - The Director shall specify and determine location and type of all mailboxes. No mailbox shall be changed, including color, without Director's written approval.
24. **Basketball Goals** - Type and location of basketball goals are subject to approval by the Director.
25. **Signs** - No signs of any kind shall be displayed to the public view on any parcel except for one sign of not more than five (5) square feet advertising the property for sale or rent. No more than four (4) signs no larger than five (5) square feet shall be allowed by builder or others to advertise the property during construction; however, any sign required by law may be displayed during the construction period in addition to the permitted signs. This covenant has no application to marketing or promotional signs of the Developer while parcels are being sold.
26. **Enforcement** - Enforcement of the LAURAL RIDGE Covenants and Restrictions set out in the Agreement shall be, by proceeding at law, instituted by the Developer as shown on the plat of record, the owner of any parcel of record, or the Director, with any of these entities having the right to bring the action against a violating party. The restrictions shall remain in full force and effect and shall be binding on all parties and all persons claiming ownership of record for twenty-five (25) years from the date this plat is recorded, at which time such covenants shall be automatically extended for successive periods of ten (10) years unless otherwise agreed by a 75% majority of parcel owners of this community. After the initial term the covenants may also be amended by a majority vote of parcel owners and the owners will be allowed one (1) vote for each parcel owned. Invalidation of any covenant or restriction herein by judgment, Court Order, or otherwise, shall not affect any other covenant or restriction. Violation of a covenant or restriction shall not cause a forfeiture or reversion of title. Any person, partnership, corporation, or other legal entity violating or attempting to violate any covenant or any restriction set out herein shall be subject to damages for the violation or the cost of any remedy to cure the violation, including attorney fees, court costs and actual damage to the Developer, Homeowner, or Association for the violation. Any violation or attempted violation may also be cured through injunctive relief to protect the respective owners of the other parcels in LAURAL RIDGE and the Developer. These Covenants and Restrictions shall inure to and be enforceable on any single family dwelling unit and any judgment for cost on account of the legal action brought to enforce said restrictions and covenants or any additional loss

of time by the Developer or other expense in bringing the legal action, including all attorney fees for the Plaintiff's attorney and other trial fees and appellate fees, all shall be attached to and become a lien in the event of an adverse judgment in favor of the Plaintiff and against the Defendant parcel owner. Included in the damages, which shall be recoverable under this section to the Developer, other parcel owners and the Association, will be the monies expended by the Developer, parcel owners or the Association incurring violation or time and expenses which accrue in bringing an action to cure the violation.

ASSOCIATION

All owners of the real estate, whether legal or equitable, shall be members of a non-profit incorporated Association of such owners known as **LAURAL RIDGE HOMEOWNERS ASSOCIATION**.

1. **Purpose** - The purpose of the Association, the Association's Covenants and Restrictions and all assessments levied by the Association, shall be for the purpose of promoting the preservation, conservation of environment and beauty of **LAURAL RIDGE**; for promoting the recreation, health, safety and welfare of the residents of **LAURAL RIDGE**, and in particular for the improvements and maintenance of the common properties situated in the community, including but not limited to, the payment of insurance thereof and repair, replacement and maintenance of common areas including lighting, roadways, drainways, culvert pipes, entrance of stone and brick sign, plantings and any future curbs and sidewalks and other common areas, and including the cost of labor, equipment, materials and management and supervision thereof.
- 1.2 **Members** - One membership shall exist for each ownership of a parcel. "Ownership" shall mean all owners, whether legal or equitable and regardless of the number or form of tenancy. The Developer shall have one membership for each parcel not sold. "Parcel" shall refer to that real estate labeled with a parcel number by Developer's survey. All restrictions apply to all parcels of **LAURAL RIDGE**.
- 1.3 **Term** - The Association shall commence upon execution of this agreement for a term of twenty-five (25) years and thereafter unless terminated by a vote of seventy-five percent (75%) of the members as attested and recorded in the Miscellaneous Records of the Records Office.

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1.4 Director

- a. Duties - The Director shall be responsible for the maintenance of all private roads within LAURAL RIDGE and shall collect and deposit in a trust account all road maintenance levies in one account separate from any other. Any dues of the Association shall likewise be collected and deposited in a trust account separate from any other. The Director shall cause notice to be mailed to all owners of record as determined by Auditor's Transfer Books as of December 31, the preceding calendar year, on or before January 15 of the calendar year. The Director shall be accountable for all such expenditures. The Director shall approve, deny or require recommended changes to all building plans as to aesthetics, although subjective, and as to conformity to these covenants and restrictions.
- b. Term/Election - The initial Director shall be appointed by the Developer. The Developer's first appointee is LORA J. PARSONS. The initial Director shall serve until the fifty (50th) annual meeting unless otherwise determined by the initial Director, whereupon the Director shall be elected by a majority of the Association members present for a one (1) year term. If a successor is elected and qualified, the Director shall be a member of the Association.

1.5 Meetings

- a. Annual Meeting - The annual meeting shall be a 7:00 p.m. on the last Wednesday in March unless otherwise established by the Director. The first annual meeting shall be in the year 2001 or set by the Director if before this date. A notice including time, date and place shall be mailed by United States First Class Mail, certified return receipt requested, to all owners of parcels in LAURAL RIDGE according to the records of the Morgan County Auditor. The agenda shall include but not be limited to:
1. The election of a Director.
 2. The audit report of the collection and expenditures of road levies and new levy.
 3. The setting of dues and other expenditures.

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4. The audit report of the collection and expenditures of dues or other assessments
5. Any other item of business determined by the Director or Association upon petition of twenty-five percent (25%) of the members to the Director. The Director shall preside.

b. **Special Meetings** - A special meeting may be called by the Director or upon petition of twenty-five percent (25%) of the members to the Association upon fourteen (14) days written and published notice to the members. The notice shall state the purpose and proposed agenda and the time, date and place of meeting.

2.2. 2. **Levies and Assessments** - In no event shall any assessment, charge or levy, as provided below, be levied against or be due from the Developer for unsold lots.

2.1 **Association and Maintenance Levies** - the maintenance and repair levy shall be determined by the Director. The levies shall be divided and assessed between member owners as follows:

- a. **Streetlight Levy** - Shall be divided and assessed equally among all parcels in LAURAL RIDGE EXCEPT Parcels 1,2,3,4,16,33 and 34.
- b. **Landscape and Community Monument** - Shall be divided and assessed equally among all parcels in LAURAL RIDGE.
- c. **Private Road** - The private roadway built within the Forty Foot Wide Easement Number Three in LAURAL RIDGE shall be maintained on a share and share alike basis by the owners of Parcels 5,6 and 7 (and parcel 11 or parcel 17 if the owner(s) uses said roadway for access). This levy will be an annual assessment solely determined by the Director and shall not require a vote of members or participants.

2.2 **Lien** - All road levies, dues or other assessments shall be due and payable on or before May 15, of each calendar year and if not fully paid on or before June 15th of each calendar year, there shall be a lien upon the real estate of the member which may be foreclosed in the name of the Association by judicial proceeding as real estate mortgages are foreclosed, together with pre-judgment interest, attorney fees and costs of collection, without relief from valuation.

and appraisal laws. The Director shall cause a list of delinquencies to be prepared each year as of May 15 and recorded the same by last known name(s) of owners of record as set out in the notice in the Miscellaneous Records of the Recorder's Office.


2.2 **Priority** - The priority of any lien herein shall be second and junior to any purchase money mortgage. Otherwise, such lien is entitled to the priority and dignity according to date of recordation and the operation of law.

3. **Effective Date/Amendments**

3.1 **Effective Date** - These covenants and restrictions shall be in full force and effect upon the recordation of this deed and shall continue until February, 2025, and thereafter until terminated by a vote of seventy-five percent (75%) of the Association members as attested and recorded in the Recorder's Office by the Director.

3.2 **Amendment** - These covenants and restrictions shall otherwise be amended by a vote of seventy-five percent (75%) of the Association members as attested and recorded in the Miscellaneous Records of the Recorder's Office by the Director.

IN WITNESS WHEREOF, Grantor has executed this deed this 7th day of March, 2000.


SHANNON L. WIGGINS

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STATE OF INDIANA)
)SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared Shannon L. Wiggins, as Trustee to Reconvey, Grantor, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that any representations therein contained are true

WITNESS my hand and Notarial Seal this 7th day of March 2000



Opal S. Chambers
Resident of Morgan County, Indiana
Commission Expires 3-7-08

Signature: *Opal S. Chambers*

Printed: _____
Notary Public
Residing in Morgan County, Indiana

My Commission Expires:

Send Tax Statements To: 10390 Serenity Lane, Mooresville, IN 46128

This Instrument Prepared By: **Ralph M. Foley, Attorney at Law**
FOLEY, FOLEY & PEDEN
60 East Morgan Street
Martinsville, IN 46151

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EXHIBIT A

Book 430 Page 0037

DESCRIPTION OF PARCEL ONE
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1105.85 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron survey nail on the west line of the quarter-quarter and in the county road; thence North no degrees 39 minutes 35 seconds East with said west line and in the county road and county road extended, 223.18 feet to a 5/8 inch iron pin with cap engraved "Holloway-S0530" over a stone which marks the northwest corner of the Southeast Quarter of the Southeast Quarter; thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 215.25 feet to the Point of Beginning.

Containing 1.102 acres, more or less, and subject to the right-of-way for the county road on the north and west sides of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No. : 099454 (Ref 099137)

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DESCRIPTION OF PARCEL TWO
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 34 North, Range 2 East, Meridian 12 West, Indiana and so forth.

Commencing at a 5/8 inch iron pin with top engraved "Holloway S0530" found at the south edge of the county road, the bearing of the line to the next monument is North 88 degrees 58 minutes 26 seconds East, 215.25 feet to an iron pin; thence North 88 degrees 58 minutes 26 seconds East, 223.18 feet to an iron survey nail on the north line of the quarter-quarter and in the county road, 890.60 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron survey nail on the north line of the quarter-quarter and in the county road. Thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 215.25 feet to the Point of Beginning.

Containing 1.102 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MP 111 page 464). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

DESCRIPTION OF PARCEL THREE
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 675.34 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 215.26 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron survey nail on the north line of the quarter-quarter and in the county road; thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 215.26 feet to the Point of Beginning.

Containing 1.102 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL FOUR
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 205.09 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron survey nail on the north line of the quarter-quarter and in the county road; thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 205.09 feet to the Point of Beginning.

Containing 1.050 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530"

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

DESCRIPTION OF PARCEL FIVE
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 274.16 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 353.27 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 196.09 feet to an iron survey nail; thence North no degrees 39 minutes 35 seconds East, 353.27 feet to an iron survey nail on the north line of the quarter-quarter and in the county road; thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 196.09 feet to the Point of Beginning

Containing 1.590 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL SIX
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 124.16 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South no degrees 39 minutes 35 seconds West, 382.92 feet to an iron pin; thence North 64 degrees 50 minutes 31 seconds West, 67.15 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 88.87 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 353.27 feet to an iron survey nail on the north line of the quarter-quarter and in the county road; thence North 88 degrees 58 minutes 26 seconds East, with the north line of the quarter-quarter and in the county road, 150.00 feet to the Point of Beginning.

Containing 1.237 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL SEVEN (7)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, and part of the Southwest Quarter of the Southwest Quarter of Section 15, all in Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

BEGINNING at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 16 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 124.16 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 382.92 feet to an iron pin; thence South 64 degrees 50 minutes 31 seconds East, into the Southwest Quarter of the Southwest Quarter of Section 15, a distance of 184.26 feet to an iron pin; thence North 01 degrees 31 minutes 51 seconds West, 464.49 feet to an iron survey nail on the north line of the quarter-quarter and on the south edge of the county road; thence South 88 degrees 03 minutes 25 seconds West, with said north line and on the south edge of the county road, 25.84 feet to the Point of Beginning.

Containing 1.536 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL EIGHT
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 86 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1105.85 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron survey nail on the west line of the quarter-quarter and in the county road; thence North no degrees 39 minutes 35 seconds East, with said west line and in the county road, 223.18 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.102 acres, more or less, and subject to the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL NINE
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 890.60 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron pin; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.102 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL TEN
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 675.34 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 215.26 feet to an iron survey nail; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron pin; thence North 88 degrees 58 minutes 26 seconds East, 215.26 feet to the Point of Beginning

Containing 1.102 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref 099137)

DESCRIPTION OF PARCEL ELEVEN
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 223.18 feet to an iron survey nail; thence South 81 degrees 58 minutes 26 seconds West, 205.09 feet to an iron survey nail; thence North no degrees 39 minutes 35 seconds East, 223.18 feet to an iron pin; thence North 88 degrees 58 minutes 26 seconds East, 205.09 feet to the Point of Beginning

Containing 1.050 acres, more or less, and subject to any rights of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL TWELVE (12)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1105.85 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron survey nail on the west line of the quarter-quarter and in the county road; thence North no degrees 39 minutes 35 seconds East, with said west line and in the county road, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.060 acres, more or less, and subject to the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref 099137)

DESCRIPTION OF PARCEL THIRTEEN (13)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana. described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 23 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 890.60 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 215.25 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.060 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL FOURTEEN (14)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11 13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 675.34 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 446.76 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 215.26 feet to an iron survey nail; thence North no degrees 39 minutes 35 seconds East, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.26 feet to the Point of Beginning.

Containing 1.060 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL FIFTEEN (15)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 205.09 feet to an iron survey nail; thence North no degrees 39 minutes 35 seconds East, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 205.09 feet to the Point of Beginning

Containing 1.010 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL SIXTEEN (16)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 303.33 feet to an iron survey nail; thence North 12 degrees 14 minutes 19 seconds East, 125.34 feet to an iron pin; thence North 75 degrees 11 minutes 19 seconds West, 338.63 feet to the Point of Beginning.

Containing 1.233 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL SEVENTEEN (17)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, and part of the Southwest Quarter of the Southwest Quarter of Section 15, all in Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-50530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 353.27 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein describe; thence continuing South no degrees 39 minutes 35 seconds West, 5.09 feet to an iron survey nail; thence South 75 degrees 11 minutes 19 seconds East, 338.63 feet to an iron pin; thence North 67 degrees 18 minutes 05 seconds East, into the Southwest Quarter of the Southwest Quarter of Section 15, a distance of 201.80 feet to a found 5/8 inch iron pin; thence North 64 degrees 50 minutes 31 seconds West, 251.41 feet to an iron pin; thence South 88 degrees 58 minutes 26 seconds West, 284.96 feet to the Point of Beginning.

Containing 1.389 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-50530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-50530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL EIGHTEEN (18)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11 13 feet); thence South 68 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1105.85 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.86 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 209.26 feet to an iron pin; thence South 87 degrees 34 minutes 50 seconds West, 215.47 feet to an iron survey nail on the west line of the quarter-quarter and in the county road; thence North no degrees 39 minutes 35 seconds East, with said west line and in the county road, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.046 acres, more or less, and subject to the right-of-way for the county road on the west side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

DESCRIPTION OF PARCEL NINETEEN (19)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 890.60 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.86 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 204.02 feet to an iron pin; thence South 87 degrees 34 minutes 50 seconds West, 215.47 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 209.26 feet to an iron pin; thence North 88 degrees 58 minutes 26 seconds East, 215.25 feet to the Point of Beginning.

Containing 1.021 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 131 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No. : 099454 (Ref 099137)

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DESCRIPTION OF PARCEL TWENTY (20)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 98 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 675.34 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.86 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 200.75 feet to an iron pin; thence South 88 degrees 31 minutes 44 seconds West, 118.91 feet to an iron pin; thence South 87 degrees 34 minutes 50 seconds West, 96.48 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 204.02 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 215.26 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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DESCRIPTION OF PARCEL TWENTY-ONE (21)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road. 675.34 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.86 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 39 minutes 35 seconds West, 200.75 feet to an iron pin; thence North 88 degrees 31 minutes 44 seconds East, 218.06 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 199.05 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 218.00 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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7

DESCRIPTION OF PARCEL TWENTY-TWO (22)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana. described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet; thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.86 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 12.91 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing North 88 degrees 58 minutes 26 seconds East, 219.88 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 197.34 feet to an iron pin; thence South 88 degrees 31 minutes 44 seconds West, 219.93 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 199.05 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1979 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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8

DESCRIPTION OF PARCEL TWENTY-THREE (23)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 660.85 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 232.79 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing North 88 degrees 58 minutes 26 seconds East, 221.80 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 195.62 feet to an iron pin; thence South 88 degrees 31 minutes 44 seconds West, 221.85 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 197.34 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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9

DESCRIPTION OF PARCEL TWENTY-FOUR (24)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, and part of the Southwest Quarter of the Southwest Quarter of Section 15, all in Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 16 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11 13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 470.25 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 662.86 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 454.59 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing North 88 degrees 58 minutes 26 seconds East, into the Southwest Quarter of the Southwest Quarter of Section 15, a distance of 222.92 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 195.43 feet to an iron pin; thence South 88 degrees 56 minutes 41 seconds West, into the Southeast Quarter of the Southeast Quarter of Section 16, a distance of 212.37 feet to an iron pin; thence South 88 degrees 31 minutes 44 seconds West, 10.56 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 195.62 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

6

0

DESCRIPTION OF PARCEL TWENTY-FIVE (25)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 355.22 feet to an iron survey nail; thence South 01 degrees 32 minutes 06 seconds East, 466.99 feet to a found iron pin; thence South 88 degrees 29 minutes 31 seconds West, 60.00 feet to an iron pin; thence South 14 degrees 12 minutes 13 seconds West, 206.02 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence North 88 degrees 58 minutes 26 seconds East, 165.68 feet to an iron survey nail; thence South no degrees 35 minutes 25 seconds West, 195.31 feet to an iron pin; thence South 88 degrees 56 minutes 41 seconds West 223.30 feet to an iron pin; thence North no degrees 39 minutes 35 seconds East, 195.43 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 57.38 feet to the Point of Beginning.

Containing 1.001 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

6

1

DESCRIPTION OF PARCEL TWENTY-SIX (26)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 355.22 feet to an iron survey nail; thence South 01 degrees 32 minutes 06 seconds East, 466.99 feet to a found iron pin; thence South 88 degrees 29 minutes 31 seconds West, 60.00 feet to an iron pin; thence South 14 degrees 12 minutes 13 seconds West, 206.02 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 165.68 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence North 88 degrees 58 minutes 26 seconds East, 223.94 feet to an iron survey nail; thence South no degrees 35 minutes 25 seconds West, 193.88 feet to an iron pin; thence South 88 degrees 36 minutes 29 seconds West, 223.99 feet to an iron pin; thence North no degrees 35 minutes 25 seconds East, 195.31 feet to the Point of Beginning.

Containing 1.000 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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2

DESCRIPTION OF PARCEL TWENTY-SEVEN (27)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and in the county road, 1093.25 feet to an iron survey nail; thence South no degrees 51 minutes 57 seconds East, 868.83 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described (for reference, a 1/2 inch iron pin was found North no degrees 51 minutes 57 seconds West, 2.84 feet); thence South 88 degrees 36 minutes 29 seconds West, 451.34 feet to an iron pin; thence North no degrees 35 minutes 25 seconds East, 193.88 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 81.62 feet to an iron survey nail; thence South 63 degrees 21 minutes 53 seconds East, 411.24 feet to the Point of Beginning.

Containing 1.183 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref 099137)

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3

DESCRIPTION OF PARCEL TWENTY-EIGHT (28)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and in the county road, 1083.25 feet to an iron survey nail; thence South no degrees 51 minutes 57 seconds East, 584.12 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence South 87 degrees 55 minutes 19 seconds West, 317.51 feet to an iron pin; thence South 27 degrees 23 minutes 03 seconds West, 100.00 feet to an iron survey nail; thence South 63 degrees 21 minutes 53 seconds East, 411.24 feet to an iron pin (for reference, a 1/2 inch iron pin was found North no degrees 51 minutes 57 seconds West, 2.84 feet); thence North no degrees 51 minutes 57 seconds West, 284.71 feet to the Point of Beginning.

Containing 1.508 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

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4

DESCRIPTION OF PARCEL TWENTY-NINE (29)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the northerly line of the quarter-quarter and in the county road, 1083.25 feet to an iron survey nail; thence South no degrees 51 minutes 57 seconds East, 400.00 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 51 minutes 57 seconds East, 184.12 feet to an iron pin; thence South 87 degrees 55 minutes 19 seconds West, 317.51 feet to an iron pin; thence South 27 degrees 23 minutes 03 seconds West, 100.00 feet to an iron survey nail; thence South 86 degrees 58 minutes 26 seconds West, 62.49 feet to an iron survey nail; thence North 01 degrees 01 minutes 34 seconds West, 320.66 feet to an iron pin; thence South 33 degrees 10 minutes 29 seconds East, 69.58 feet to an iron pin; thence South 77 degrees 57 minutes 19 seconds East, 83.13 feet to an iron pin; thence North no degrees 51 minutes 56 seconds West, 30.00 feet to an iron pin; thence North 88 degrees 03 minutes 25 seconds East, 310.00 feet to the Point of Beginning.

Containing 1.964 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No : 099454 (Ref 099137)

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5

DESCRIPTION OF PARCEL THIRTY (30)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 355.22 feet to an iron survey nail; thence South 01 degrees 32 minutes 06 seconds East, 313.00 feet to an iron pin; thence North 82 degrees 04 minutes 56 seconds East, 146.82 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence South 61 degrees 05 minutes 29 seconds East, 86.83 feet to an iron pin; thence North 67 degrees no minutes 45 seconds East, 80.50 feet to an iron pin; thence South 01 degrees 01 minutes 34 seconds East, 320.66 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 151.69 feet to an iron survey nail; thence North no degrees 43 minutes 10 seconds West, 333.89 feet to the Point of Beginning.

Containing 1.070 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 0991.7)

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6

DESCRIPTION OF PARCEL THIRTY-ONE (31)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 355.22 feet to an iron survey nail; thence South 01 degrees 32 minutes 06 seconds East, 350.00 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence North 82 degrees 04 minutes 56 seconds East, 146.82 feet to an iron pin; thence South no degrees 43 minutes 10 seconds East, 333.89 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, 257.05 feet to an iron survey nail; thence North 14 degrees 12 minutes 13 seconds East, 206.02 feet to an iron pin; thence North 88 degrees 29 minutes 31 seconds East, 60.00 feet to a found 5/8 inch iron pin; thence North 01 degrees 32 minutes 06 seconds West, 116.99 feet to the Point of Beginning.

Containing 1.472 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

6

7

DESCRIPTION OF PARCEL THIRTY-TWO (32)
IN LAURAL RIDGE

Part of the Southeast Quarter of the Southeast Quarter of Section 16, and part of the Southwest Quarter of the Southwest Quarter of Section 15, all in Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 25.84 feet to an iron survey nail; thence South 01 degrees 31 minutes 51 seconds East, 464.49 feet to a found 5/8 inch iron pin and the POINT OF BEGINNING of the parcel herein described;

thence North 88 degrees 29 minutes 31 seconds East, 269.40 feet to an iron pin; thence South 14 degrees 12 minutes 13 seconds West, 206.02 feet to an iron survey nail; thence South 88 degrees 58 minutes 26 seconds West, into the Southeast Quarter of the Southeast Quarter of Section 16, a distance of 431.56 feet to an iron survey nail; thence North 12 degrees 14 minutes 19 seconds East, 125.34 feet to an iron pin; thence North 67 degrees 18 minutes 05 seconds East, into the Southwest Quarter of the Southwest Quarter of Section 15, a distance of 201.80 feet to the Point of Beginning.

Containing 1.825 acres, more or less, and subject to any rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerweater Development Inc.
File No.: 099454 (Ref 099137)

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8

DESCRIPTION OF PARCEL THIRTY-THREE (33)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 355.22 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence South 01 degrees 32 minutes 06 seconds East, 350.00 feet to an iron pin; thence North 82 degrees 04 minutes 56 seconds East, 145.82 feet to an iron pin; thence South 61 degrees 05 minutes 29 seconds East, 86.83 feet to an iron pin; thence North 67 degrees no minutes 45 seconds East, 80.50 feet to an iron pin; thence South 33 degrees 10 minutes 29 seconds East, 69.58 feet to an iron pin; thence South 77 degrees 57 minutes 19 seconds East, 83.13 feet to an iron pin; thence North no degrees 51 minutes 56 seconds West, 430.00 feet to an iron survey nail on the north line of the quarter-quarter and in the county road; thence South 88 degrees 03 minutes 25 seconds West, with said north line and in the county road, 418.03 feet to the Point of Beginning.

Containing 3.510 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No : 099454 (Ref 099137)

6

9

DESCRIPTION OF PARCEL THIRTY-FOUR (34)
IN LAURAL RIDGE

Part of the Southwest Quarter of the Southwest Quarter of Section 15, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway S0530" found on the south edge of the county road, which marks the northwest corner of the Southwest Quarter of the Southwest Quarter of Section 15 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence North 88 degrees 03 minutes 25 seconds East (assumed bearing), with the north line of the quarter-quarter and on the south edge of the county road, 773.25 feet to an iron survey nail and the POINT OF BEGINNING of the parcel herein described; thence continuing North 88 degrees 03 minutes 25 seconds East, with said north line and in the county road, 310.00 feet to an iron survey nail; thence South 90 degrees 51 minutes 57 seconds East, 400.00 feet to an iron pin; thence South 88 degrees 03 minutes 25 seconds West, 310.00 feet to an iron pin; thence North 90 degrees 51 minutes 57 seconds West, 400.00 feet to the Point of Beginning.

Containing 2.846 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way easements or restrictions of record or observable.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deere West Development Inc.
File No.: 098454 (Ref 099137)

7 | 0

DESCRIPTION OF FIFTY (50) FOOT WIDE
ACCESS AND UTILITY EASEMENT NUMBER ONE (1)
IN LAURAL RIDGE

An access and utility easement, fifty (50) feet in width, twenty-five (25) feet each side of centerline, lying in the Southeast Quarter of the Southeast Quarter of Section 16, and in the Southwest Quarter of the Southwest Quarter of Section 15, all in Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned Southeast Quarter of the Southeast Quarter of Section 16 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1321.10 feet to 5/8 inch iron pin with cap engraved "Holloway - S0530" over a stone which marks the northwest corner of the quarter-quarter; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail and the POINT OF BEGINNING of the easement herein described, thence North 88 degrees 58 minutes 26 seconds East, 850.85 feet to an iron survey nail; thence South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail; thence North 88 degrees 58 minutes 26 seconds East, 1206.12 feet to an iron survey nail which marks the center of a cul-de-sac having a radius of 50.00 feet, said cul-de-sac being a part of, and the terminus of the easement.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

7

1

DESCRIPTION OF FIFTY (50) FOOT WIDE
ACCESS AND UTILITY EASEMENT NUMBER TWO (2)
IN LAURAL RIDGE

An access and utility easement, fifty (50) feet in width, twenty-five (25) feet each side of centerline, lying in the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 16 (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1321.10 feet to 5/8 inch iron pin with cap engraved "Holloway - S0530" over a stone which marks the northwest corner of the quarter-quarter; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail on the centerline of a fifty foot wide access and utility easement (Easement Number One); thence with the centerline of said easement North 88 degrees 58 minutes 26 seconds East, 430.50 feet to an iron survey nail and the POINT OF BEGINNING of the easement herein described; thence South no degrees 39 minutes 35 seconds West, 214.50 feet to an iron survey nail which marks the center of a cul-de-sac having a radius of 50.00 feet, said cul-de-sac being a part of, and the terminus of the easement.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Date: November 23, 1999
Client: Deerwester Development Inc.
File No.: 099454 (Ref 099137)

7 2

DESCRIPTION OF FORTY (40) FOOT WIDE
ACCESS AND UTILITY EASEMENT NUMBER THREE (3)
IN LAURAL RIDGE

An access and utility easement, forty (40) feet in width, twenty (20) feet each side of centerline, lying in the Southeast Quarter of the Southeast Quarter of Section 16, Township 13 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a 5/8 inch iron pin with cap engraved "Holloway-S0530" found on the south edge of the county road, which marks the northeast corner of the above captioned quarter-quarter (for reference, an iron spike was found North 29 degrees 40 minutes 43 seconds East, 11.13 feet); thence South 88 degrees 58 minutes 26 seconds West (assumed bearing), with the north line of the quarter-quarter and in the county road, 1321.10 feet to 5/8 inch iron pin with cap engraved "Holloway - S0530" over a stone which marks the northwest corner of the quarter-quarter; thence South no degrees 39 minutes 35 seconds West, 446.36 feet to an iron survey nail on the centerline of a fifty foot wide access and utility easement (Easement Number One); thence with the centerline of said easement North 88 degrees 58 minutes 26 seconds East, 856.85 feet to an iron survey nail and the POINT OF BEGINNING of the easement herein described; thence North no degrees 39 minutes 35 seconds East, 127.92 feet; thence North 88 degrees 58 minutes 26 seconds East, 346.09 feet to a point on the west line of a 1.536 acre parcel and the terminus of the easement.

The sides of the easement shall be lengthened or shortened to intersect the west line of the 1.536 acre parcel.

Unless stated otherwise, the references to "iron pin" and "iron survey nail" in this description refer to monuments set by Ross O. Holloway, Indiana Registered Land Surveyor, during a survey of this parcel in May of 1999 and a previous survey of north adjoining lands in January of 1991 (as recorded in MR 111 page 404). Each iron pin is 5/8" diameter with a plastic cap marked "Holloway-S0530". Each iron survey nail is 2" long with a metal washer engraved "Holloway-S0530".

Dated: November 23, 1999
Client: Deerwester Development Inc
File No.: 099454 (Ref. 099137)

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

RECEIVED
FOR RECORD

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Brenda Adams
Auditor, Morgan County

Karen Brunmet
MORGAN CO RECORDER

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LAURAL RIDGE

AMENDED COVENANTS AND RESTRICTIONS

All Purchasers, their heirs, successors and assigns of lots in LAURAL RIDGE shall take title subject to the following covenants and restrictions and shall be bound thereby and the name LAURAL RIDGE shall, from this point forth, be inclusive of all parcels shown on the recorded plat, as shall the name PARCEL OWNER be inclusive of the same:

1. Director - The Director shall review and approve, deny or recommend any necessary changes for approval of all plans for the construction of residential dwelling houses, accessory buildings and all other structures to promote harmony of design and compatibility with existing structures and standards for this community. The Director shall also approve or deny any technical variation or exception from any construction requirements. The Developer, (Deerwester Development, Inc.) and its successors, heirs and assigns, shall make all appointments until all parcels are sold in all present and subsequent sections of LAURAL RIDGE and all parcels' residential dwellings are constructed. The initial Director shall have the right to waive or alter any covenant and restriction.
2. Architectural Design - All buildings, walls, fences and all other structures are subject to the approval of the Director. No building, wall, fence or other structure shall be constructed, erected, placed or altered in LAURAL RIDGE until the location and elevation plans, building plans and specifications have been submitted to the Director at least fifteen (15) days before construction commences. The Director will approve or disapprove the submittals as to conformity with the exterior design, quality and aesthetic appearance of structures already existing and for conformity with surface drainage requirements, living area requirements, external construction, destruction of trees and other vegetation and any other such matter as may affect the environment or ecology of LAURAL RIDGE. In the event the Director, or its designated representative, fails to approve or deny any plans and specifications within fifteen (15) days after such plans and specifications have been submitted to the Director, then such plans and specifications will be considered approved.

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3. **Land Use** - All parcels herein are for residential use only, limited to one single family dwelling per parcel. No parcel divisions will be permitted.
4. **Water** - All parcel owners in LAURAL RIDGE must connect to the public water utility as supplied in this development.
5. **Soil Erosion Control** - All parcel owners shall be fully responsible and liable for providing proper erosion control on their parcel. In the event proper erosion control is not maintained, the parcel owner shall be held responsible and liable for any and all damages incurred by the Developer, its successors, heirs or assigns, other parcel owners and the homeowner's association. The parcel owner shall also be held accountable to Morgan County Soil and Water Conservation District for any failure to control erosion on said parcel. The Developer shall have the right to assess costs for the repair of damages caused by the parcel owners' failure to control erosion. Each parcel owner or builder shall indemnify and hold Developer harmless from and against all liability, damage, loss, claims, demands and actions of any nature whatsoever which may arise out of or are connected with, or are claimed to arise out of or connected with, any work done by a parcel owner or builder or parcel owner's or builder's employees, agents, or subcontractors which is not in compliance with the erosion control plan implemented by the Developer. Standards for erosion control on building parcels are established by the Indiana Department of Natural Resources, Division of Soil and Water Conservation. Each parcel owner shall sign for the receipt of a copy of said guidelines prior to soil disturbing activities.
6. **Building Location** - Location of all buildings shall be subject to approval by the Director. Consultation with the Director will be necessary prior to preparation and submittal of site plans.
7. **Dwelling Size** - No dwelling shall exceed three (3) stories in height. A. attached side entrance private garage for a minimum of two (2) cars must be included. The ground floor of the dwelling structure, exclusive of basements, garages and porches shall not be less than one thousand eight hundred (1,800) square feet of living area for a one-story dwelling nor less than one thousand two hundred (1,200) square feet of living area on the ground floor for a dwelling of more than one-story. Total living area for a multi-story dwelling shall not be less than two thousand four hundred (2,400) square feet.
- B. **Construction Requirements**
 - a. All residences shall be of brick construction. Plans for the exterior of all dwellings (including colors) of shingles, soffit, fascia, gable, gutter, shall be submitted to and are subject to approval by the

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Director at least fifteen (15) days before construction commences.
All dwellings must be built on a crawl space or basement

- b. If the roof is a hip type, then a minimum of 8/12 pitch shall be used. If the roof is to be a gable type, then a minimum of 8/12 pitch shall be used.
 - c. Overhang (eaves) shall be a minimum of eight (8) inches beyond any exterior wall finish.
 - d. After construction all parcels shall be graded and landscaped. The grading shall be so as to provide positive drainage from the house as constructed. To insure positive drainage, the ground shall slope away from the dwelling a minimum of one (1) inch per foot for the first six (6) feet outside the perimeter of the foundation as determined by the Director, considering specific parcel characteristics.
 - e. All asphalt or concrete driveways shall be subject to the Director's approval after plans and specifications are submitted. Culvert pipe length, diameter and material shall be specified, if required by the Director.
 - f. All construction, finish grading and landscaping to be completed within six (6) months of the start of the construction, acts of God and unusual weather or destruction of work in progress excepting.
 - g. All parcel owners and their builder/contractors shall be responsible for and maintain the job site in a reasonable, orderly manner containing all trash and debris within the parcel and properly disposed of or removed as determined by the Director. Parcel owners and their builder/contractors shall register with the Director and obtain from the Director a copy of LAURAL RIDGE plat and covenants and restrictions.
 - h. All parcel owners and their builder/contractors shall be responsible for and repair or restore any damage during construction, whether or not inadvertent or unavoidable, including but not limited to other parcels, gutters, street, storm drainage area, utilities or other improvements, including finished graded and grassed areas.
 - i. All parcel owners, for the good of the community, will maintain their property in good condition to the road.
9. Utility Easements - Areas designated as utility easements on this plat are dedicated as easements for the installation and maintenance of public utilities.

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utilities, reasonable and conveniently required, such as lines, ducts, gas and water mains or sewer mains and laterals, electric lines, telephone lines and cable television lines, not including transportation and transmission company lines. No structures shall be erected on or maintained within such areas. Maintenance of the easement area is the responsibility of the parcel owner(s) as determined by the Director. Developer or Director reserves the right to add, create or designate any necessary utility easement as required by any utility provider or federal, state or local governmental agency or entity or subdivision thereof, or Developer's engineer.

10. **Drainage Easements** - Areas designated as drainage easements on the plat are dedicated as easements for drainage of water. No structure shall be erected or maintained within such areas and drainage shall not be restricted. Maintenance of the drainage easement area is the responsibility of the parcel owner(s) as determined by the Director. Parcel owner(s) shall not obstruct or restrict any natural flow of water through the community as solely determined by the Director. Each parcel owner shall take their title subject to the rights of others to use the natural ravines, swales and valleys for the conveyance of storm water and septic system perimeter drain discharge. No owners shall impede or hinder, in any way, the passage of storm water and septic system perimeter drain discharge through or across their parcel. Each owner shall provide adequate structures to convey storm water and septic system perimeter drain discharge where improvements are constructed across swales, valleys and ravines. Unless noted otherwise, there is an eight (8) foot wide drainage easement off of each side of each parcel in this development. Except, on lots that front on the county road (Watson Road) there shall be a drainage easement fifteen (15) feet in width, measured from the edge of the existing county road pavement, off of the entire side of the parcel that is in said county road. Developer or Director reserves the right to add, create, grant or designate any necessary drainage easement as required by any federal, state or local governmental agency or entity, or subdivision thereof, or Developer's engineer.
11. **Resources** - No mining, drilling or excavation of any oil, gas, liquid, aggregate, mineral or soil shall be permitted except as incidental to the site preparation and construction authorized by these covenants and restrictions.
12. **Vehicle Parking** - No unlicensed or inoperative vehicles of any kind, including but not limited to automobiles, boats, trucks, campers, trailers, recreational vehicles, motorcycles or similar vehicles shall be parked on any road, private driveway or parcel. Licensed and operating vehicles (of the kind and nature described above) may be parked on a parcel provided it is screened in such a way that it is not visible to the occupants of the

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adjacent parcels. The Director shall determine what is acceptable screening

13. **Storage and Refuse Disposal** - No outside storage of equipment, materials, supplies, debris and unlicensed or inoperative vehicles (including recreational vehicles, boats, trailers, motorcycles or any other motorized or unmotorized equipment) shall be permitted. Trash, garbage or other wastes shall be kept in sanitary animal-proof containers. All equipment for the storage of such materials shall be kept in a clean and sanitary condition. No trash burning will be allowed.
14. **Vacant Parcel Maintenance** - Vacant parcels shall be maintained per the following terms: No trash shall be allowed to accumulate or vegetation allowed to grow in excess of twelve (12) inches in height. Unsold parcels shall be mowed and maintained by the Developer. If sold parcels are not mowed or maintained, the Developer shall have the option to mow or maintain the property by removing trash or debris and charge the parcel owner a reasonable fee as determined by the Director.
15. **Business Use** - No exterior business activity whatsoever shall be permitted.
16. **Auto Mechanics** - No exterior auto mechanics except for minor or routine repair and maintenance of the parcel owner's personal vehicles as determined by the Director.
17. **Nuisance** - No obnoxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood as determined by the Director, nor shall any unlawful act or activity be allowed whatsoever.
18. **Storage Tanks** - No bulk storage tanks of any kind shall be allowed unless screened and approved by the Director.
19. **Utility/Storage Buildings** - All utility/storage building plans, specifications and colors shall be submitted to and subject to approval by the Director at least fifteen (15) days before commencing construction.
20. **Fences** - No fence shall be erected until approval is obtained from the Director as to type, location and height. No fence shall be erected closer than the front of the dwelling structure except for fences of a decorative type, provided such fence has been approved by the Director. All fences shall be maintained in good repair by parcel owners as determined by the Director.

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21. **Animals** - The Director shall determine any exception to only a maximum of three (3) household pets permitted per parcel. No other animals shall be permitted without written approval by the Director.
22. **Pools** - In-ground pools shall be subject to Director's approval and parcel owner(s) must submit to Director any and all specifications at least fifteen (15) days prior to planned construction. Above-ground pools will not be permitted.
23. **Mailboxes** - The Director shall specify and determine location and type of all mailboxes. No mailbox shall be changed including color, without Director's written approval.
24. **Basketball Goals** - Type and location of basketball goals are subject to approval by the Director.
25. **Signs** - No signs of any kind shall be displayed in the public view on any parcel except for one sign of not more than five (5) square feet advertising the property for sale or rent. No more than four (4) signs, no larger than five (5) square feet shall be allowed by builder or others to advertise the property during construction; however, any sign required by law may be displayed during the construction period in addition to the permitted signs. This covenant has no application to marketing or promotional signs of the Developer while parcels are being sold.
26. **Enforcement** - Enforcement of the LAURAL RIDGE Covenants and Restrictions set out in the Agreement shall be, by proceeding at law, instituted by the Developer as shown on the plat of record, the owner of any parcel of record, or the Director, with any of these entities having the right to bring the action against a violating party. The restrictions shall remain in full force and effect and shall be binding on all parties and all persons claiming ownership of record for twenty-five (25) years from the date this plat is recorded, at which time such covenants shall be automatically extended for successive periods of ten (10) years unless otherwise agreed by a 75% majority of parcel owners of this community. These covenants and restrictions shall otherwise be amended by a vote of seventy-five (75%) of the association members as attested and recorded in the Miscellaneous Records of the Recorder's Office by the Director. After the initial term, the covenants may be amended by a 75% majority vote of parcel owners and the owners will be allowed one (1) vote for each parcel owned. Invalidation of any covenant or restriction herein by judgment, Court Order, or otherwise, shall not affect any other covenant or restriction. Violation of a covenant or restriction shall not cause a forfeiture or reversion of title. Any person, partnership, corporation, or other legal entity violating or attempting to violate any covenant or any restriction set out herein shall be subject to damages for the violation or

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the cost of any remedy to cure the violation including attorney fees, court costs and actual damage to the Developer, Homeowner, or Association for the violation. Any violation or attempted violation may also be cured through injunctive relief to protect the respective owners of the other parcels in LAURAL RIDGE and the Developer. These Covenants and Restrictions shall inure to and be enforceable on any single family dwelling unit and any judgment for cost on account of the legal action brought to enforce said restrictions and covenants or any additional loss of time by the Developer or other expense in bringing the legal action, including all attorney fees for the Plaintiff's attorney and other trial fees and appellate fees, all shall be attached to and become a lien in the event of an adverse judgment in favor of the Plaintiff and against the Defendant parcel owner included in the damages, which shall be recoverable under this section to the Developer, other parcel owners and the Association. will be the monies expended by the Developer, parcel owners or the Association incurring violation or time and expenses which accrue in bringing an action to cure the violation

ASSOCIATION

All owners of the real estate, whether legal or equitable, shall be members of a non-profit incorporated Association of such owners known as LAURAL RIDGE HOMEOWNERS ASSOCIATION.

1. Purpose - The purpose of the Association, the Association's Covenants and Restrictions and all assessments levied by the Association, shall be for the purpose of promoting the preservation, conservation of environment and beauty of LAURAL RIDGE; for promoting the recreation, health, safety, and welfare of the residents of LAURAL RIDGE, and in particular for the improvements and maintenance of the common properties situated in the community, including but not limited to, the payment of insurance thereof and repair, replacement and maintenance of common areas including lighting, roadways, drainways, culvert pipes, entrance of stone and brick sign, plantings and any future curbs and sidewalks and other common areas, and including the cost of labor, equipment, materials and management and supervision thereof
- 1.2 Members - One membership shall exist for each ownership of a parcel. "Ownership" shall mean all owners, whether legal or equitable and regardless of the number or form of tenancy. The Developer shall have one membership for each parcel not sold "Parcel" shall refer to that real estate labeled with a parcel number by Developer's survey. All restrictions apply to all parcels of LAURAL RIDGE

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1.3 Term - The Association shall commence upon execution of this agreement for a term of twenty-five (25) years and thereafter unless terminated by a vote of seventy-five percent (75%) of the members as attested and recorded in the Miscellaneous Records of the Recorders Office.

1.4 Director

- a. Duties - The Director shall be responsible for the maintenance of all private roads within LAURAL RIDGE until such time as such roadways are accepted by the Commissioners of Morgan County and shall collect and deposit in a trust account all road maintenance levies in one account separate from any other. Any dues of the Association shall likewise be collected and deposited in a trust account separate from any other. The Director shall cause notice to be mailed to all owners of record as determined by Auditor's Transfer Books as of December 31, the preceding calendar year, on or before January 15 of the calendar year. The Director shall be accountable for all such expenditures. The Director shall approve, deny or require recommended changes to all building plans as to aesthetics, although subjective, and as to conformity to these covenants and restrictions.
- b. Term/Election - The initial Director shall be appointed by the Developer. The Developer's first appointee is LORA J. PARSONS. The initial Director shall serve until the fifth (5th) annual meeting unless otherwise determined by the initial Director, whereupon the Director shall be elected by a majority of the Association members present for a one (1) year term if a successor is elected and qualified. The Director shall be a member of the Association.

1.5 Meetings

- a. Annual Meeting - The annual meeting shall be a 7:00 p.m. on the last Wednesday in March unless otherwise established by the Director. The first annual meeting shall be in the year 2001 or set by the Director if before this date. A notice including time, date and place shall be mailed by United States First Class Mail, certified return receipt requested, to all owners of parcels in LAURAL RIDGE according to the records of the Morgan County Auditor. The agenda shall include but not be limited to:

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1. The election of a Director
2. The audit report of the collection and expenditures of road levies and new levy
3. The setting of dues and other expenditures
4. The audit report of the collection and expenditures of dues or other assessments
5. Any other item of business determined by the Director or Association upon petition of twenty-five percent (25%) of the members to the Director. The Director shall preside

b. **Special Meetings** - A special meeting may be called by the Director or upon petition of twenty-five percent (25%) of the members to the Association upon fourteen (14) days written and published notice to the members. The notice shall state the purpose and proposed agenda and the time, date and place of meeting

2. **Levies and Assessments** - In no event shall any assessment charge or levy, as provided below, be levied against or be due from the Developer for unsold lots

2.1 **Association and Maintenance Levies** - the maintenance and repair levy shall be determined by the Director. The levies shall be divided and assessed between member owners as follows:

a. **Streetlight Levy** - Shall be divided and assessed equally among all parcels in LAURAL RIDGE EXCEPT Parcels 1,2,3,4,18,33 and 34.

b. **Landscape and Community Monument** - Shall be divided and assessed equally among all parcels in LAURAL RIDGE.

2.2 **Lien** - All road levies, dues or other assessments shall be due and payable on or before May 15, of each calendar year and if not fully paid on or before June 15th of each calendar year, there shall be a lien upon the real estate of the member which may be foreclosed in the name of the Association by judicial proceeding as real estate mortgages are foreclosed, together with pre-judgment interest, attorney fees and costs of collection, without relief from valuation and appraisal laws. The Director shall cause a list of

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delinquencies to be prepared each year as of May 15 and recorded the same by last known name(s) of owners of record as set out in the notice in the Miscellaneous Records of the Recorder's Office

2.2 **Priority** - The priority of any lien herein shall be second and junior to any purchase money mortgage. Otherwise, such lien is entitled to the priority and dignity according to date of recordation and the operation of law

3. **Effective Date/Amendments**

3.1 **Effective Date** - These covenants and restrictions shall be in full force and effect upon the recordation of this deed and shall continue until February, 2025, and thereafter until terminated by a vote of seventy-five percent (75%) of the Association members as attested and recorded in the Recorder's Office by the Director.

3.2 **Amendment** - These covenants and restrictions shall otherwise be amended by a vote of seventy-five percent (75%) of the Association members as attested and recorded in the Miscellaneous Records of the Recorder's Office by the Director

4. **Indemnity**

Developer and Director shall be indemnified and held harmless from any liability or damages incurred as a result of any act or omission performed by Developer or Director at the request or direction of any federal, state or local governmental agency or entity, or subdivision thereof, or in the exercise of their duties as set forth herein.

Therefore, the Covenants and Restrictions of Laural Ridge shall be deemed amended this 9th day of April, 2001

Lora J. Parsons, Director
LORA J. PARSONS, Director
LAURAL RIDGE HOMEOWNERS ASSOCIATION

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STATE OF INDIANA)
)SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared Lora J. Parsons, as Director of Laurel Ridge Homeowners Association, who acknowledged the execution of the foregoing Affidavit Re: Amendment of Covenants and Restrictions of Laurel Ridge for and on behalf of said Laurel Ridge Homeowners Association, and who having been duly sworn stated that any representations therein contained are true

Witness my hand and Notarial Seal this 9th day of April, 2001

(Signature) Cathy J. Neal
(Printed) Cathy J. Neal
Notary Public
Resident of Morgan County, IN

My Commission Expires:
10-3-07

This instrument prepared by: Ralph M. Foley
Attorney at Law
FOLEY, FOLEY & PEDEN
60 East Morgan Street
P. O. Box 1435
Martinsville, IN 46151

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DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER ONE (1) IN LAURAL RIDGE

As shown on the plat of the Laural Ridge Subdivision, recorded in Public Records of the County of Wayne, North Carolina, Book 10, Page 100, the following is a description of the easement...

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER THREE (3) IN LAURAL RIDGE

As shown on the plat of the Laural Ridge Subdivision, recorded in Public Records of the County of Wayne, North Carolina, Book 10, Page 100, the following is a description of the easement...

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DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER TWO (2) IN LAURAL RIDGE

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DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER TWO (2) IN LAURAL RIDGE

As shown on the plat of the Laural Ridge Subdivision, recorded in Public Records of the County of Wayne, North Carolina, Book 10, Page 100, the following is a description of the easement...

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER THREE (3) IN LAURAL RIDGE

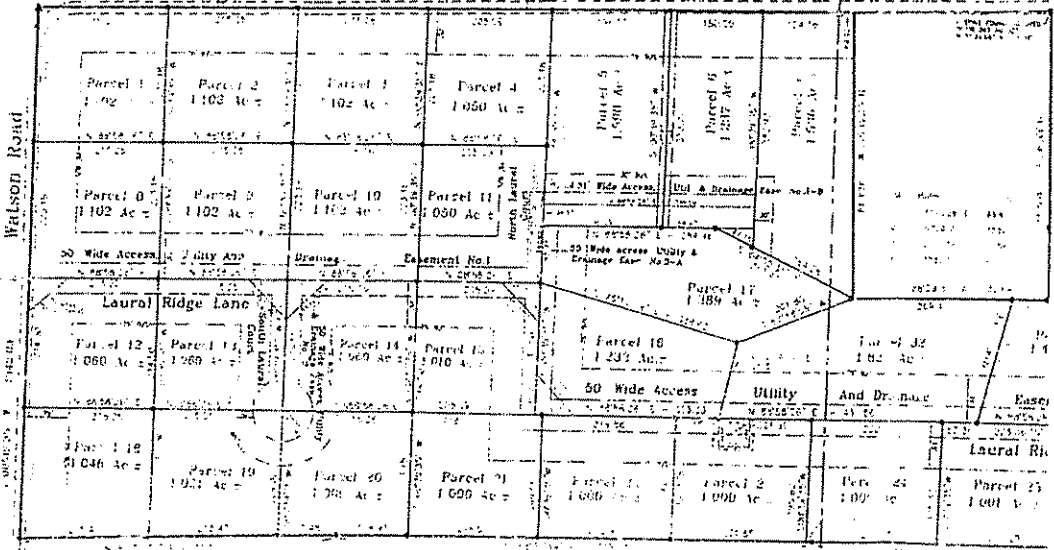
As shown on the plat of the Laural Ridge Subdivision, recorded in Public Records of the County of Wayne, North Carolina, Book 10, Page 100, the following is a description of the easement...

PLAT OF THE LAURAL RIDGE SUBDIVISION, RECORDED IN PUBLIC RECORDS OF THE COUNTY OF WAYNE, NORTH CAROLINA, BOOK 10, PAGE 100.

N 80°18'28" E - 432.10

Watson Road

5/8 A. PM CHINA NO COR. SE 1/4 SEC. 16



PLAT OF THE LAURAL RIDGE SUBDIVISION, RECORDED IN PUBLIC RECORDS OF THE COUNTY OF WAYNE, NORTH CAROLINA, BOOK 10, PAGE 100.

REVIEWED BY MONROE COUNTY PLANNING OFFICE

REVIEWED BY MONROE COUNTY PLANNING OFFICE

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DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER ONE (1) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER THREE (3) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER FIVE (5) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER TWO (2) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER THREE (3) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

DESCRIPTION OF FIFTY (50) FOOT WIDE ACCESS, UTILITY AND DRAINAGE EASEMENT NUMBER FIVE (5) IN LAURAL RIDGE

As shown on the attached plat, the 50-foot wide easement is located on the east side of the 100-foot wide road, known as Watson Road, and is bounded on the north by the 100-foot wide road, on the south by the 100-foot wide road, on the east by the 100-foot wide road, and on the west by the 100-foot wide road.

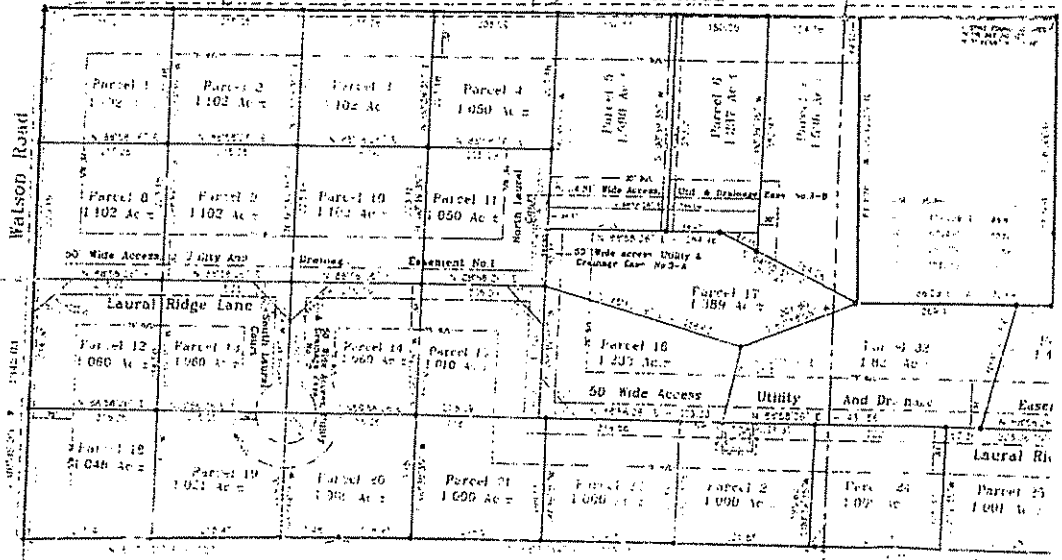
TYPICAL FOR CUT SECTION

5/8" x 3/4" PIN PLUG
ENGRAVED - GOLDWAY SPEC
DUMAL OVER STONE PER
SOUTH RECORDS AS C.M.
S.E. 1/4 SEC. 16

5/8" x 3/4" PIN PLUG
NE COR. SE 1/4
S.E. 1/4 SEC. 16
SOUTH RECORDS AS C.M.
S.E. 1/4 SEC. 16

N 00°50'26" E 132.10

Watson Road



LEGEND

1. UNIMPROVED TRACTS & PLOTS UNDER EASEMENT

2. IMPROVED TRACTS & PLOTS UNDER EASEMENT

3. UNIMPROVED TRACTS & PLOTS UNDER EASEMENT

4. IMPROVED TRACTS & PLOTS UNDER EASEMENT

5. UNIMPROVED TRACTS & PLOTS UNDER EASEMENT

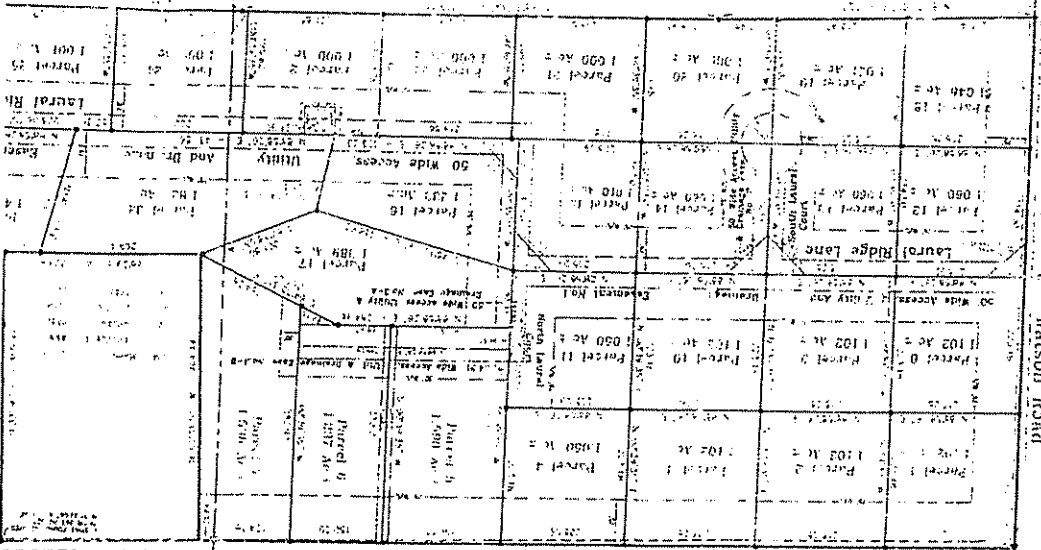
6. IMPROVED TRACTS & PLOTS UNDER EASEMENT

REVIEWED BY MORGAN
COUNTY CLERK'S OFFICE
1/1/2010

NE COR. SE 1/4
S.E. 1/4 SEC. 16
SOUTH RECORDS AS C.M.
S.E. 1/4 SEC. 16

REARWARD 11 MONDAY
COUNTY OFFICE

SECTION OF PART 1001 FORT WISSE
PLANNED FORTY AND ENLARGED EXISTING
NUMBER THREE (3) IN LAURAL RIDGE
SECTION TWENTY (20) IN LAURAL RIDGE
TOWNSHIP, MONROE COUNTY, MISSISSIPPI
AS SHOWN ON THE PLAT OF THE
SECTION OF PART 1001 FORT WISSE
PLANNED FORTY AND ENLARGED EXISTING
NUMBER THREE (3) IN LAURAL RIDGE
SECTION TWENTY (20) IN LAURAL RIDGE
TOWNSHIP, MONROE COUNTY, MISSISSIPPI
AS SHOWN ON THE PLAT OF THE



Watson Road

Watson Road

SECTION OF PART 1001 FORT WISSE
PLANNED FORTY AND ENLARGED EXISTING
NUMBER THREE (3) IN LAURAL RIDGE
SECTION TWENTY (20) IN LAURAL RIDGE
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TOWNSHIP, MONROE COUNTY, MISSISSIPPI
AS SHOWN ON THE PLAT OF THE

SECTION OF PART 1001 FORT WISSE
PLANNED FORTY AND ENLARGED EXISTING
NUMBER THREE (3) IN LAURAL RIDGE
SECTION TWENTY (20) IN LAURAL RIDGE
TOWNSHIP, MONROE COUNTY, MISSISSIPPI
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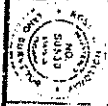
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JUDGE - UNPLATTED DIVISION OF LAND
 SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16 AND
 SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
 TOWNSHIP 13 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA

Reference - Survey & Plat

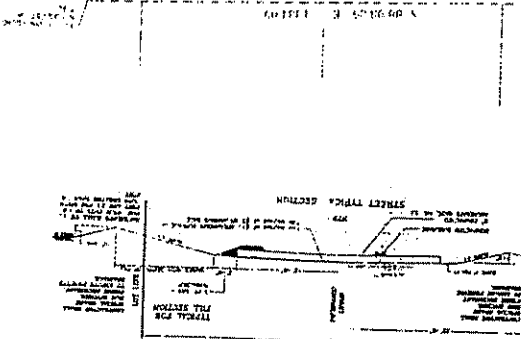
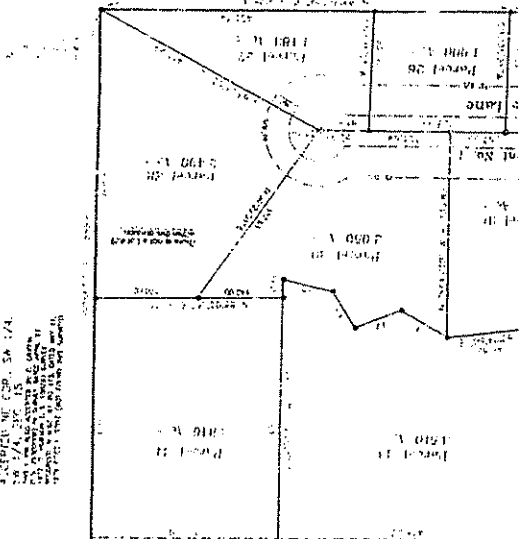
Holloway Associates, P.C.
 Professional Engineers
 and Land Surveyors
 Indianapolis, Indiana 46208
 (317) 552-1111 or (317) 552-2018



DEWBESTER DEVELOPMENT INC.
 DIVISION - RIVERWAY
 1700 N. RIVERWAY
 INDIANAPOLIS, INDIANA 46208
 (317) 552-1111

LAND SURVEY CERTIFICATION
 I, **Mark D. Holloway**, an Indiana Registered Professional Engineer, hereby certify that the plat hereon is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon, and that the same is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon, and that the same is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon.

LAND SURVEY CERTIFICATION
 I, **Mark D. Holloway**, an Indiana Registered Professional Engineer, hereby certify that the plat hereon is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon, and that the same is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon, and that the same is a true and correct copy of the original as shown to me by the person claiming to be the owner of the land described hereon.



PLAT NO. 58-174
 DEWBESTER DEVELOPMENT INC.
 1700 N. RIVERWAY
 INDIANAPOLIS, INDIANA 46208
 (317) 552-1111