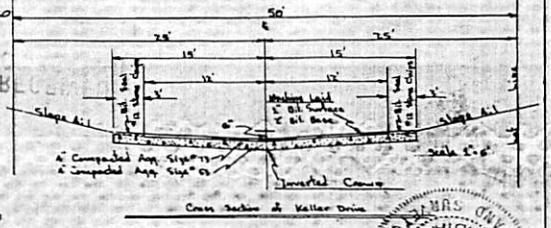


Lot #	Area	Remarks
1	1.80 Ac.	
2	1.87 Ac.	
3	1.82 Ac.	
4	1.82 Ac.	
5	1.82 Ac.	
6	1.82 Ac.	
7	1.82 Ac.	
8	1.82 Ac.	
9	1.82 Ac.	
10	1.82 Ac.	
11	1.82 Ac.	
12	1.82 Ac.	
13	1.82 Ac.	
14	1.82 Ac.	
15	1.82 Ac.	
16	1.82 Ac.	
17	1.82 Ac.	
18	1.82 Ac.	
19	1.82 Ac.	
20	1.82 Ac.	
21	1.82 Ac.	
22	1.82 Ac.	
23	1.82 Ac.	

33 holes dug by power digger
 17' dia. and 30' deep at various
 locations as shown on plat
 Location of holes are within
 within their approximate location
 2. 5' dia. holes dug at various
 locations as shown on plat
 3. 5' dia. holes dug at various
 locations as shown on plat
 4. 5' dia. holes dug at various
 locations as shown on plat
 5. 5' dia. holes dug at various
 locations as shown on plat
 6. 5' dia. holes dug at various
 locations as shown on plat
 7. There may be areas in the
 other lots that are not suitable
 for septic fields
 8. Since these lots are large, no
 septic field on any lot should be
 located or constructed until a
 percolation test is taken within
 the lot to be used
 9. I recommend that Lots # 1 and
 # 2 be given special consideration
 before construction
 10. I recommend that this entire area
 be approved subject to all special
 conditions shown on this plat
 Dated & Signed
 December 9, 1968



RECEIVED FOR RECORD
 MAR 11 11 10 AM '69

James H. Gray
 Certificate of Approval
 Pursuant to a statute provided by Chapter 114, enacted by the
 General Assembly of the State of Indiana, and Ordinance
 adopted by the Board of County Commissioners of the
 County of Morgan, this plat was given approval by the
 County of Morgan as follows:
 Approved by the Morgan County, Indiana, Commission at a
 meeting held this 11th day of December, 1968.
Ralph J. Worsching Secretary
Henry Stebbins Chairman



DO NOT ENTER FOR TAXATION
 1-3-1-1-1069
Stan Applegate

PLAT OF
 "MAGNETIC ACRES"
 The SW 1/4 of the SW 1/4 of Section 33,
 Township 14 North, Range 1 East, except for (20) acres
 out of the northern corner, leaving 21.5 acres,
 Morgan County, Indiana
 Three miles west and one mile south of Hartsville,
 one and one-half miles north and two miles east of Florence.

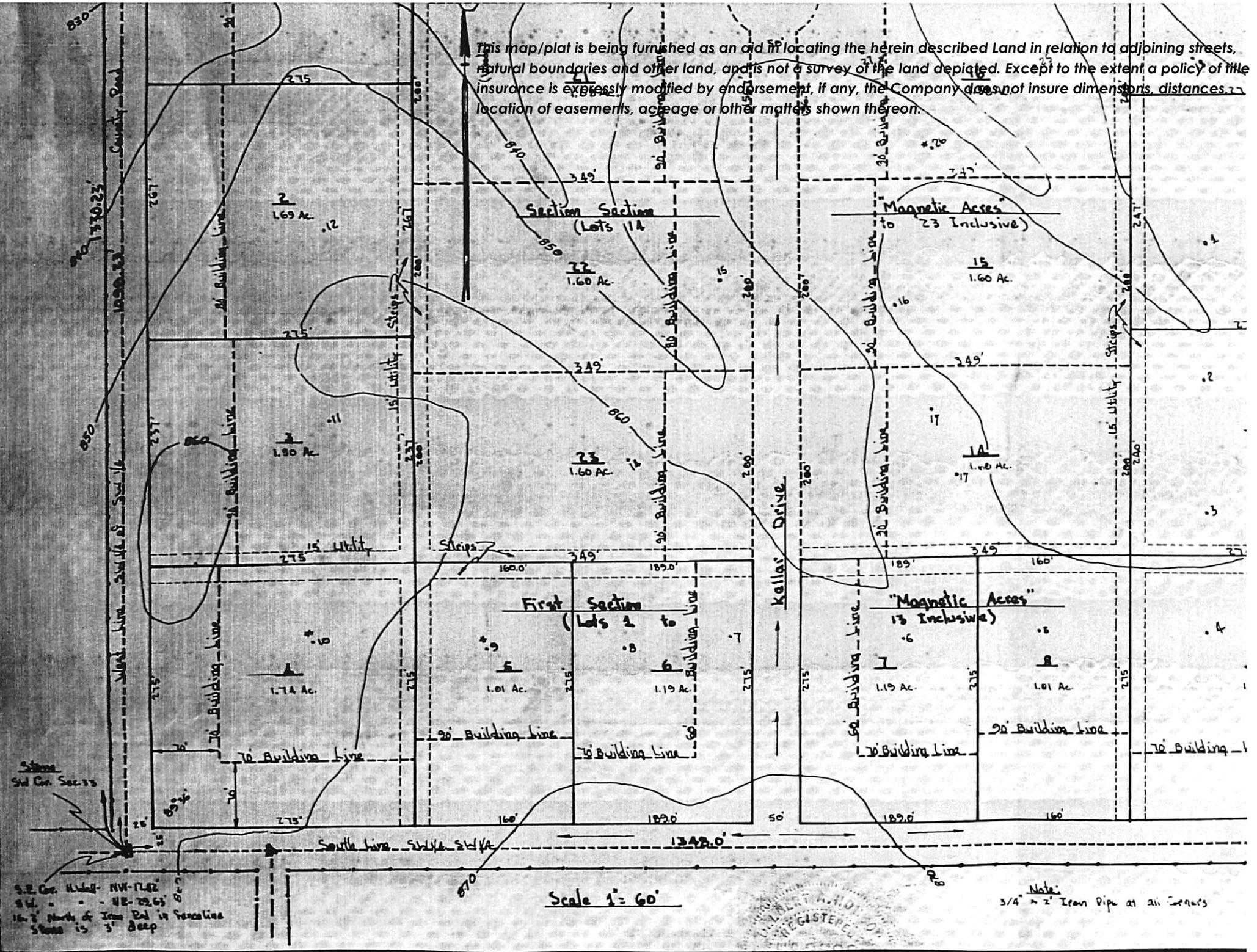
Stone 3 1/2 Mile, Sec. 33
 20% East of SW Cor. Stone
 1/4 Mile - 3-12-5
 NW Cor. Bridge - NE-3rd
 S.W. - SE-12-5
 Stone is 4" deep

Darkest A. Hobson
 Registered Professional Engineer #1702
 Registered Land Surveyor #10019
 State of Indiana
 November 16, 1968

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets,
 natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title
 insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances,
 location of easements, acreage or other matters shown thereon.

S.E. Cor. 1/4 Sec. 33
 N.W. 1/4 Sec. 33
 1/4 Mile North of 2nd St. in Florence
 Stone is 4" deep

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



S. E. Cor. 1/4 NW-76-2
 8 ft. - NE-29.65
 16' North of Iron Rd in fence line
 Stone is 3' deep

REGISTERED
 PLAT

DELBERT A. HOBSON
PROFESSIONAL ENGINEER
REGISTRATION NO. 2702
MOORESVILLE, IND.

BOOK 210 PAGE 265

RESTRICTIONS

Magnetic Acres

✓ The undersigned Arna Johnson and Ruby L. Johnson, husband and wife, and Wilcher Development Corporation, Curtis L. Wilcher, President, being the owners and proprietors of the above described real estate, do certify that they have laid out, platted and subdivided said land into lots, in accordance with the annexed plat above referred to.

(1) No buildings other than residential dwellings with family garages shall be built, erected or placed thereon. All dwelling units, which may be erected thereon, shall have at least 1200 square feet of floor space and 9600 cubic feet on and above grade level, exclusive of basement floors, attics, porches and garages attached.

(2) All buildings shall have solid masonry foundations, and all concrete footings shall be not less than (42) inches below ground level. All construction above ground shall be covered with stone or brick, except gabled ends, which may be covered with wood, aluminum or plastic siding. An Approved Wood Siding will be permitted for the second story of a two story house. No imitation of brick or stone shall be used. No tar paper shall be used for roofing on any building in this subdivision.

(3) No outside toilet shall be placed upon any lot in this subdivision.

(4) No trailer, basement, tent, shack, garage, barn or other out-buildings erected upon said property shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

(5) No noxious or offensive activity shall be carried on upon any lot, nor anything be done thereon which may be or may become an annoyance to the neighborhood.

(6) Storage tanks containing fuel oil must be placed within buildings or buried under the ground. Propane storage tanks must be shielded with lattice work and a living screen on the street side and both ends.

(7) Building or set back lines are hereby established. No building shall be erected within 20 feet of the line dividing any adjoining owner's lot.

(8) No mercantile building shall be erected, built or placed on the above real estate, nor any business of any nature be permitted to carry on.

(9) Pets shall be confined to the owners premises and no more than one (1) dog allowed per lot.

(10) All weeds are to be cut at regular intervals to prevent spreading of seed to adjoining property owners.

(11) One (1) Pony or one (1) calf or a lamb used for 4-H purposes (except the pony) and housed in a MINI-BARN will be permitted on each lot in this subdivision.

(12) No car, truck, tractor or semi-trailer that is not in operating condition will be permitted to remain on any lot in this subdivision for a period of more than thirty (30) days, unless kept within the garage.

(13) No MOBILE HOME will be allowed to be parked or stored on any lot in this subdivision.

(14) Travel Trailers, small two wheel and four wheel trailers, boat trailers and boats, campers and all usable cars and trucks and accessories are to be stored behind the house when not in use.

(15) Owners shall take title to lots with a guarantee that the dwelling will be constructed and completed within one (1) year from the time that construction begins.

These covenants are to run with this land and shall be binding on all parties claiming under them, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Invalidation of any of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Said Subdivision is a part of the Southwest quarter of the Southwest quarter of Section thirty three (33), Township fourteen (14) North, Range one (1) East of the Second Principal Meridian, Morgan County, Indiana, containing (39.15) acres, more or less.

DELBERT A. HOBSON
PROFESSIONAL ENGINEER
REGISTRATION NO 2702
MOORESVILLE, IND.

BOOK 216 PAGE 268

RESTRICTIONS

Continued from sheet # 1

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above described real estate, Morgan County, Indiana, have hereunto set their Hands and Seals this 9th day of December, 1968.

Ruby L. Johnson
Ruby L. Johnson

Arna Johnson
Arna Johnson

Curtis L. Wilcher
Curtis L. Wilcher, President
Wilcher Development Corporation



STATE OF INDIANA }
 } SS:
MORGAN COUNTY }

Before me, the undersigned Notary Public, within and for said State and County, personally appeared Arna Johnson and Ruby L. Johnson, husband and wife, and Curtis L. Wilcher, President, Wilcher Development Corporation, as owners and proprietors of the above described real estate, Morgan County, Indiana, and acknowledged the execution of the foregoing certificate and plat to be their voluntary act and deed.

Dated at Mooreville, Indiana, this 9th day of December, 1968.

My Commission expires February 4, 1971
Betty Jo Rutledge
Betty Jo Rutledge, Notary Public

Approved this 9th day of December, 1968, and entitled to record:



Morgan County Plan Commission

Harry Steele
Harry Steele, Chairman
Ralph J. Wershing
Ralph J. Wershing, Secretary



Magnetic Acres
(First Section)

Sheet 2 of 3

DELBERT A. HOBSON
PROFESSIONAL ENGINEER
REGISTRATION NO. 2702
MOORESVILLE, IND.

BOOK 2/PAGE 267

ENGINEER'S CERTIFICATE

I, Delbert A. Hobson, Registered Professional Engineer and Land Surveyor, being legally qualified to practice Land Surveying within Morgan County, Indiana, do certify that I have surveyed the following described property in accordance with the official records and that the foregoing plat represents a subdivision of part of the Southwest quarter of the Southwest quarter of Section thirty three (33), Township fourteen (14) North, Range one (1) East of the Second Principal Meridian, Morgan County, Indiana, bounded and described as follows, to-wit:

Beginning at a stone at the southwest corner of Section thirty three (33), Township fourteen (14) North, Range one (1) East, run thence northerly on the West line of said quarter-quarter a distance of ten hundred ninety nine and twenty-three hundredths (1099.23) feet to the southwest corner of Lot Number thirty one (31) in "LAKE BODONA";

deflect 89 degrees and 36 minutes right and run easterly on and along the south line of Lots Number 31, 32 and 33 a distance of three hundred (300.0) feet;

run thence southerly and parallel to said West line a distance of seven hundred ninety nine and twenty-three hundredths (799.23) feet;

run thence easterly and parallel to the South line of said quarter-quarter a distance of seven hundred forty eight (748.0) feet;

run thence northerly and parallel to the East line of said quarter-quarter a distance of ten hundred thirty (1030.0) feet to the North line of said quarter-quarter;

run thence easterly on said North line a distance of two hundred ninety nine and five-tenths (299.5) feet to the East line of said quarter-quarter;

run thence southerly on said East line a distance of thirteen hundred thirty (1330.0) feet to the South line of said quarter-quarter;

run thence westerly on said South line a distance of thirteen hundred forty eight (1348.0) feet to the place of beginning, containing (21.88) acres, more or less.

This Subdivision (First Section) consists of thirteen (13) lots numbered from one (1) to thirteen (13) consecutively and inclusive. The location and dimensions of the lots and the location and width of the streets are as indicated on the foregoing plat in feet and decimal fractions thereof.

WITNESS MY HAND AND SEAL at Mooresville, Indiana, this 7th day of December, 1968.

Delbert A. Hobson

Delbert A. Hobson
Registered Professional Engineer # 2702
Registered Land Surveyor # 10029
State of Indiana



DELBERT A. HOBSON
PROFESSIONAL ENGINEER
REGISTRATION NO. 2702
MOORESVILLE, IND.

BOOK 210 PAGE 263

DEDICATIONS

"MAGNETIC ACRES"

The undersigned Arna Johnson and Ruby L. Johnson, husband and wife, and Curtis L. Wilcher, President, Wilcher Development Corporation, as owners and proprietors of the above described real estate, do hereby certify that they have laid out, platted and subdivided said land into lots in accordance with the annexed plat referred to. They further certify that all roads shown on said plat, exclusive of these already dedicated, are hereby dedicated to the PUBLIC for its use.

There are strips of ground ten (10), fifteen (15) and twenty (20) feet in width as shown on the plat which are reserved for PUBLIC UTILITY COMPANIES, NOT INCLUDING TRANSPORTATION COMPANIES, for installation of poles, lines, ducts, gas or water mains or laterals and sewers, subject at all times to the proper authorities and to the easement herein reserved. Owners shall take their titles subject to the rights of the Public Utilities and subject to the right of the owners of the other lots in this subdivision. No permanent or other structures are to be erected or maintained upon said strips.

All lot owners shall agree to join a sewer system when it is available, and all waste must be disposed through septic tanks of not less than 1000 gallons capacity, or in lieu of a septic tank a Single Home Aerobic Wastewater Treatment System until such connections can be made. The septic tank absorption field must have a minimum of 300 linear feet of tile. The maximum length of any one trench is 100 feet. The minimum width of trench to be 3 feet. The absorption field must have a minimum of 350 square feet of trench per bedroom. The trench shall be at least 3 feet deep filled with 12 inches of gravel below the drain tile and filled with gravel to a minimum of 4 inches above the drain tile. Additional square feet of area for the absorption field needed per bedroom is to be determined by a percolation test in the area to be used at the time of installation. Refer to Table 11, Bulletin S.E.8, 1964, Indiana State Board of Health. All other regulations concerning Septic Tank Sewage Disposal Systems as given in the above Bulletin must be complied with.

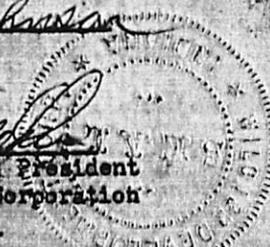
Said real estate shall hereinafter be known as "MAGNETIC ACRES", being a part of the Southwest quarter of the Southwest quarter of Section thirty three (33), Township fourteen (14) North, Range one (1) East of the Second Principal Meridian, Morgan County, Indiana.

IN WITNESS WHEREOF, the said parties as owners and proprietors of the above real estate, Morgan County, Indiana, have hereunto set their hands and seals this 9th day of December, 1968

Ruby L. Johnson
Ruby L. Johnson

Arna Johnson
Arna Johnson

Curtis L. Wilcher
Curtis L. Wilcher, President
Wilcher Development Corporation



Approved this 9 day of December, 1968, and entitled to record.

Ralph J. Wershing
Ralph J. Wershing, Secretary

Morgan County Plan Commission
Harry Steele
Harry Steele, Chairman

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