

NEWBROOK SUBDIVISION

Section 24, Township 13 North, Range 1 East,
Morgan County, Indiana.

Lots 1 through 33 inclusive

PLAN COMMISSION APPROVAL

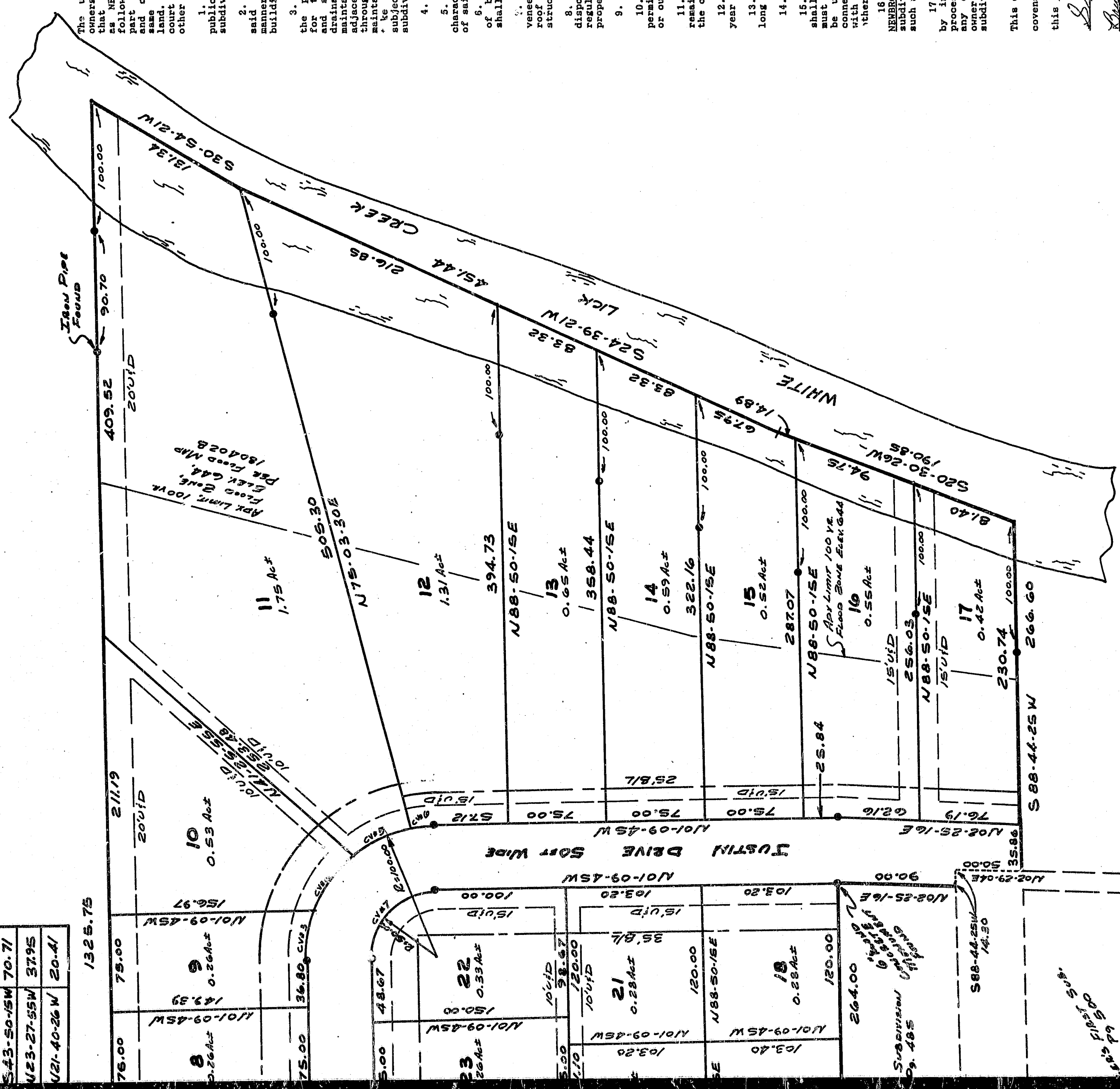
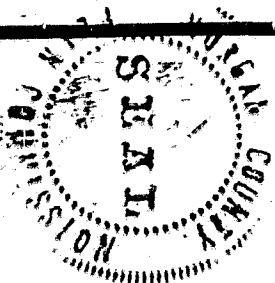
UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, AS ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE MORGAN COUNTY, INDIANA, BOARD OF COUNTY COMMISSIONERS.

THIS PLAT IS HEREBY APPROVED BY THE MORGAN COUNTY PLAN COMMISSION AT A MEETING HELD THIS 12th DAY OF March, 1990.

CH. BEARING	CH. DISTANCE
N 26-30-58 E	20.41
N 38-37-24 E	20.77
S 32-15-46 E	85.63
S 43-50-15 W	70.71
N 23-27-55 W	37.95
N 21-40-26 W	20.41

Reginald McCracken
REGINALD MCCrackEN CHAIRMAN

Danny Feltzer
DANNY FELTZER SECRETARY



DEDICATION OF NEWBROOK SUBDIVISION

The undersigned, Connie Poe, Shirley Randolph, and Michael Taylor, owners of the real estate described on this plat, do hereby certify that they have platted and subdivided the same into lots, blocks as NEWBROOK SUBDIVISION, as shown hereon, and do hereby establish the following covenants, restrictions, party restrictions, and conditions as a part of this plat for the actual benefit of all lot owners, the same are hereby declared to be covenants which shall run with the land. Invalidation of any one of the covenants, by judgement of a court of law or by legislative statute shall in no way affect the other covenants which shall remain in full force and effect.

- All streets as shown on said plat are hereby dedicated to the public and are for the use of the owners of the lots in said subdivision.
- Building and set back lines are hereby established as shown on said plat and the front building lines are to be contained in such a manner that no structure shall be erected or maintained on said building line or between the street and the front building line.
- That the utility easements shown on said plat are reserved for the public utility companies, not including transportation companies, and for the installation of lines, ducts, gas or water mains or laterals and sewers. Drainage easements as shown on said plat are reserved as drainage ways/swales for water runoff, and said ways/swales are to be maintained by the adjoining owner such that water runoff from adjacent lands is not obstructed or hindered in its flow into or through said drainage ways/swales. No permanent structure shall be maintained upon said utility and/or drainage strips. All owners shall be their titles subject to the rights of the public utility companies subject to the rights of the owners of the other lots in this subdivision.
- No lot shall be used except for residential purposes.
- No mercantile or business establishment of any kind or character shall be erected, altered, permitted or maintained on any of said lots.
- No more than one dwelling, with a minimum floor area, exclusive of basements, porches and attached garages, of 1200 square feet, shall be placed upon any one lot.
- The exterior of all structures shall be of brick or stone veneer or a combination of brick or stone and approved siding. The roof shall be approved regulation shingles. No prefabricated structures shall be erected, altered or permitted to remain thereon.
- All waste from bathrooms, sinks and laundry tubs shall be disposed of through sewer lines and shall comply with the regulations of the Indiana State Board of Health and all other proper state or municipal authorities.
- No dumping of refuse, garbage or tin cans will be permitted.
- No trailer or other device shall be altered, placed or permitted to remain thereon and no trailer, portable device, garage or outbuilding shall be used as a residence thereon.
- No livestock or poultry shall be quartered or permitted to remain thereon, except household pets, which shall be confined to the owner's premises.
- Construction on any dwelling shall be completed within one (1) year from the date of the commencement of construction.
- All plans for dwellings must be approved by the developer as long as the developer retains interest in said subdivision.
- All drives and parking areas are to be asphalt or concrete.
- Where water is available through public utility, no wells shall be used as a domestic potable water source and the dwelling must be connected to the public water utility, however, a well may be used for watering lawns or other non-potable water uses. All connections to a public utility or to a private well must comply with the regulations of the Indiana State Board of Health and all other proper state or municipal authorities.
- The developer will establish rules and regulations for the NEWBROOK HOME OWNERS ASSOCIATION. Each owner of a lot in this subdivision is required to be a member of this association and to pay such assessments as might be levied.
- The right to enforce these provisions and conditions shall be by injunction together with a right to cause the removal by due process of law and structure erected or maintained in violation of any of the above conditions and provisions is hereby reserved to said owner and is dedicated to the several owners of the lots in said subdivision.

This declaratory statement of uses, limitations, restrictions and covenants to run with the land is hereby so declared and executed this 16 day of March, 1990.

Shirley Randolph
Shirley Randolph
Committee

Michael Taylor
Michael Taylor

State of Indiana)
County of Morgan)

Before me, the undersigned, a Notary Public, personally appeared Connie Poe, Shirley Randolph and Michael Taylor, and acknowledged the above foregoing to be their voluntary act and deed.

Witness my Hand and Seal this 16 day of March, 1990.
David E. Abel
David E. Abel
Notary Public

Resident of MORGAN County
My Commission Expires: 1-19-97

DULY ENTERED FOR TAXATION
March 27 1990
Auditor, Morgan County

RECEIVED FOR RECORD
March 27 1990
Charles Hester
MORGAN COUNTY RECORDER

- ### NOTES
- All dwellings must be connected to the public water and sanitary sewer systems.
 - The letters "u" and "d" where shown on this plat are an abbreviation for "utility" and "drainage" respectively and shall designate an easement for the indicated purpose.
 - The symbol "B/L" where shown on this plat is an abbreviation for "Building Line".
 - Distances as shown on this plat are in feet and decimal parts thereof. Bearings as shown on this plat are in degrees, minutes and seconds of arc.
 - All lot corners are marked by 5/8" x 30" iron pins with yellow plastic caps unless noted otherwise.
 - All that portion of Lots 11 through 17 inclusive which lies below the 644' flood zone line is considered to be in the 100 year flood zone of White Lick Creek and regulations of the Indiana Department of Natural Resources and further the entire flood zone area is to be considered a drainage easement.
 - All cost associated with maintenance and repair of the detention basin system shall be the responsibility of the Newbrook Home Owners Association.

HOLLOWAY LAND SURVEYING
MARTINSVILLE, INDIANA
Ross O. Holloway, PLS