

18662

D E D I C A T I O N

The undersigned, Mary E. Rohn, the owner of the above described real estate, does hereby certify that she does hereby lay off, plat and subdivide the same into lots, in accordance with the above plat, the real estate described in the above and certificate, the same to be known as "Shadow-Wood Estates, First Section" being a subdivision of a part of the Northeast quarter of the Northwest quarter of Section 25, Township 11 North, Range 1 East.

The undersigned hereby establishes the following restrictions, provisions and conditions as a part of said plat and subdivision, which are hereby made covenants to run with the land.

1. All streets, roadways and drives, 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.

2. There are strips of ground twelve (12) feet and six (6) feet in width as shown on the within plat, which are reserved to public utility companies, not including transportation companies for the installation of poles, lines, ducts, gas or water mains, laterals and sewers, subject at all times to proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips, but the owners shall take their title subject to the rights of the public utilities and subject to the rights of the owners of the other lots in this subdivision.

3. No lot shall be used except for residential purposes.

4. No mercantile or business establishment of any kind or character shall be erected, altered or permitted to remain on any of said lots.

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5. No more than one dwelling shall be placed upon any one lot.
6. All dwellings shall have at least one thousand two hundred ninety-six (1296) square feet of floor space, exclusive of basement, garage floors and porches, and be of solid masonry or concrete foundation with recognized standard frame or masonry construction.
7. The exterior shall be of brick or stone veneer to the square or gable end, gable may be of approved siding and the roof shall be of approved regulation shingles, no prefabricated or precut structure shall be erected, altered or permitted to remain thereon.
8. All waste from bathrooms, sinks and laundry tubs shall be treated through septic tanks or grease traps and filtered into the soil in such a manner as to eliminate odors and shall comply with the regulations of the Indiana State Board of Health and all other proper state or municipal authorities.
9. No dumping of refuse, garbage or tin cans will be permitted.
10. No trailer or other portable device shall be erected, altered, placed or permitted to remain thereon and no such trailer, portable device, garage or outbuilding shall be used as a residence thereon.
11. No livestock or poultry quartered or permitted to remain thereon except household pets, which shall be confined to the owner's premises.
12. Construction on any dwelling herein shall be completed within one (1) year of the date of the commencement of such construction.

13. All plans for dwellings to be erected thereon shall be submitted to the owner for approval, prior to the commencement of construction.

14. The right to enforce these provisions and conditions by injunction, together with the right to cause the removal by due process of law of any structure erected or maintained in violation of any of the above conditions and provisions is hereby reserved to the owner and is dedicated to the several owners of the lots in said subdivision.

IN WITNESS WHEREOF, I have hereunto set my hand, this 26th day of November, 1962.

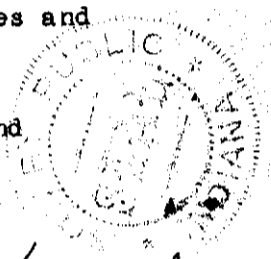
Mary E. Rohn
Mary E. Rohn

STATE OF INDIANA,

Morgan COUNTY, SS:

Before me, the undersigned, a notary public in and for said county and state, personally appeared Mary E. Rohn, unmarried, who acknowledged the execution of the above and foregoing Dedication to be her voluntary act and deed for the uses and purposes therein mentioned and described.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal, this 26 day of November, 1962.



Kaye Don Haught
KAYE DON HAUGHT
Notary Public

My commission expires:
4-1-1966

This plat and subdivision is hereby approved and entitled to record.

Dated this 26th day of November, 1962.

MORGAN COUNTY PLAN COMMISSION

By Carl Deek
Chairman

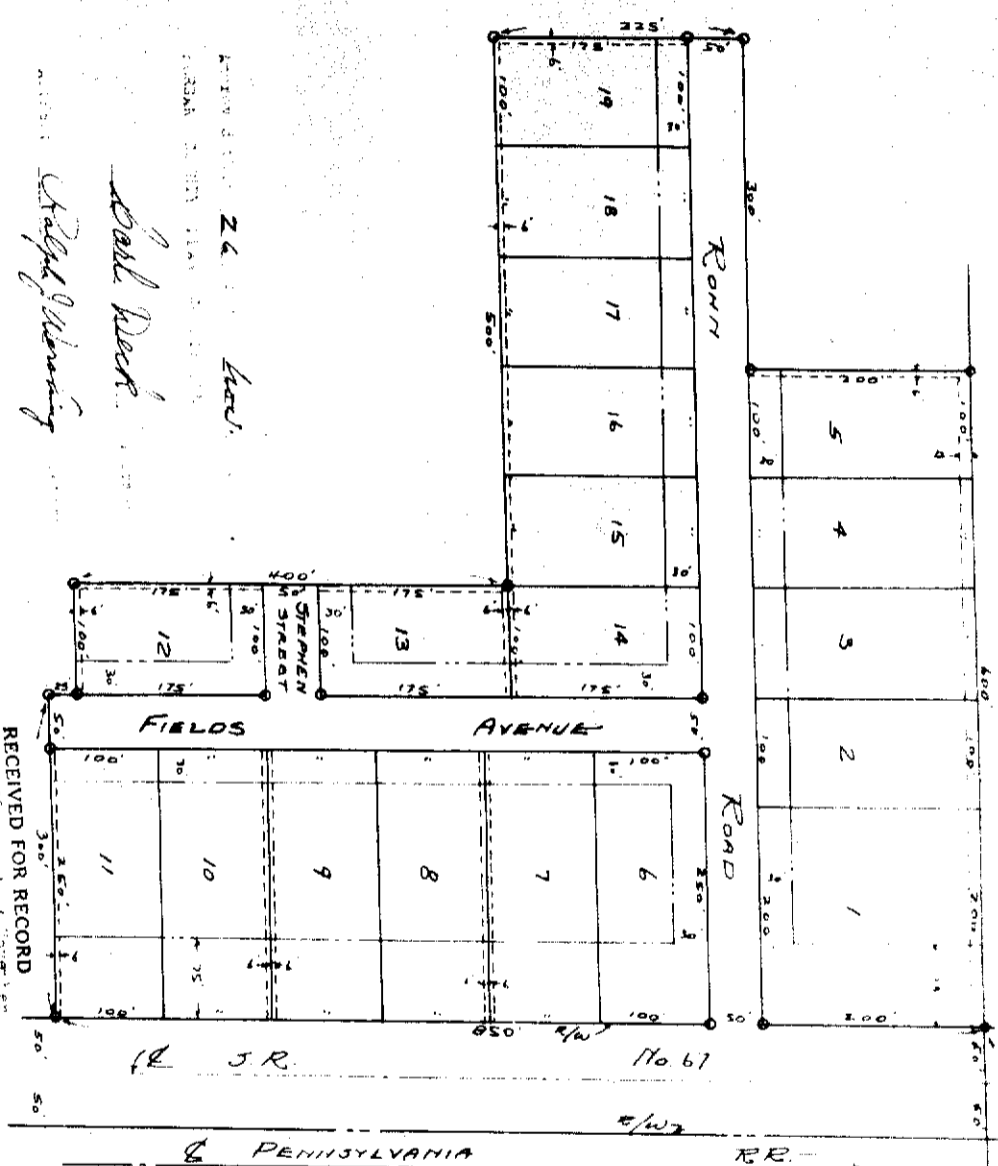


Attest:
Ralph J. Werthing
Ralph J. Werthing, Secretary

DULY ENTERED FOR REVISION
November 28 1962
Merion Godsey
Recorder
Transfer Fee \$ 1.90

18662

N



LEGEND

Drainage & Utility Easement
Building Set-back

Paul Beck
Edgar Manning

RECEIVED FOR RECORD
The day of OCTOBER
A.D. 1900 at 12:00 o'clock P.M.
and recorded in the
No. 174 Page 179
Recorder of Wayne County

SHADOW-WOOD ESTATES

FIRST SECTION
IN NEWARK SECTION 25 T14N R1E

PLAT

Wm. H. Barker

FOR ENGINEER'S CERTIFICATE