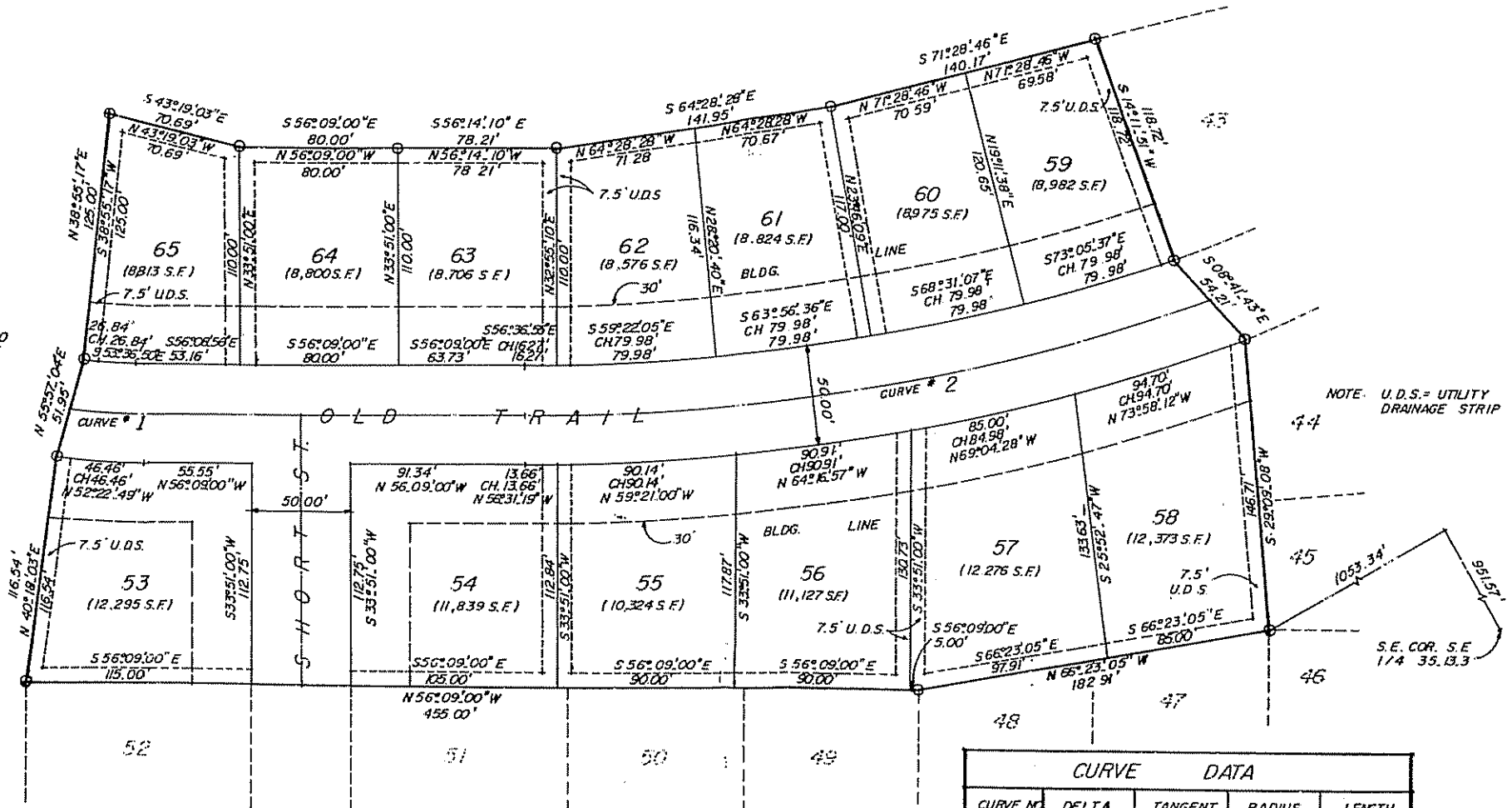
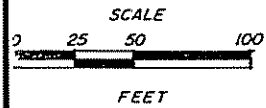


THREE NOTCH VILLAGE

SECOND SECTION
BARGERSVILLE, INDIANA

B-460



CURVE DATA				
CURVE NO.	DELTA	TANGENT	RADIUS	LENGTH
1	IN	162.00'	303.34'	297.59'
	OUT	56°12'32"	175.35'	328.34'
2	IN	304.79'	1001.85'	591.75'
	OUT	33°50'32"	312.40'	1026.85'
				606.52'
				621.28'

KNOW ALL MEN BY THESE PRESENTS: THAT BOB DUNN CORPORATION AN INDIANA CORPORATION BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY INDIANA TO WIT:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 951.57 FEET NORTH OF AND 1053.34 FEET WEST OF THE SOUTHEAST CORNER OF THE SAID QUARTER SECTION, SAID POINT BEING THE NORTHEAST CORNER OF LOT NUMBER 47 IN THREE NOTCH VILLAGE, FIRST SECTION, AS RECORDED IN PLAT BOOK 7 PAGE 48 IN THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA; THENCE NORTH 66 DEGREES 23 MINUTES 45 SECONDS WEST 182.91 FEET; THENCE NORTH 56 DEGREES 09 MINUTES 00 SECONDS WEST 455.00 FEET; THENCE NORTH 40 DEGREES 18 MINUTES 03 SECONDS EAST 118.54 FEET; THENCE NORTH 55 DEGREES 57 MINUTES 04 SECONDS EAST 51.95 FEET; THENCE NORTH 38 DEGREES 55 MINUTES 17 SECONDS EAST 175.00 FEET; THENCE SOUTH 43 DEGREES 13 MINUTES 03 SECONDS EAST 70.69 FEET; THENCE SOUTH 56 DEGREES 09 MINUTES 00 SECONDS EAST 80.00 FEET; THENCE SOUTH 56 DEGREES 14 MINUTES 10 SECONDS EAST 78.21 FEET; THENCE SOUTH 84 DEGREES 28 MINUTES 28 SECONDS EAST 141.95 FEET; THENCE SOUTH 77 DEGREES 28 MINUTES 48 SECONDS EAST 140.17 FEET TO THE NORTHWEST CORNER OF LSY NO. 43 IN THE SAID THREE NOTCH VILLAGE; SUBDIVISION; THENCE SOUTH 14 DEGREES 11 MINUTES 51 SECONDS WEST 118.72 FEET; THENCE SOUTH 06 DEGREES 41 MINUTES 43 SECONDS EAST 54.21 FEET; THENCE SOUTH 29 DEGREES 09 MINUTES 06 SECONDS WEST 148.71 FEET TO THE POINT OF BEGINNING CONTAINING 3.834 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

DO HEREBY MAKE PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED WHICH SUBDIVISION SHALL BE KNOWN AS "THREE NOTCH VILLAGE" IN THE TOWN OF BARKERSVILLE JOHNSON COUNTY INDIANA THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS TO WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED, ALTERED OR PLACED ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS. NO LOT SHALL BE FURTHER SUBDIVIDED TO MAKE ANOTHER LOT.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1000 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS THAN 720 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
3. NO BUILDING SHALL BE LOCATED ANY NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT NO BUILDING SHALL BE LOCATED ON THE LOT NEARER THAN 75 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO AN INTERIOR LOT LINE EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 30 FEET OR MORE FROM THE MINIMUM SET-BACK LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE FOR THE PURPOSES OF THIS COVENANT. EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED HOWEVER THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCRDACH UPON ANOTHER LOT.
4. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET AT THE MINIMUM BUILDING SET-BACK LINE NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA LESS THAN THAT SHOWN ON THE RECORDED PLAT.
5. THERE ARE STRIPS OF GROUND, THE WIDTHS OF WHICH ARE SHOWN ON THE PLAT AND MARKED U.O.S (UTILITY AND DRAINAGE STRIPS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES AND FOR DRAINAGE, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE UPON ANY LOT WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

7. NO STRUCTURE OF A TEMPORARY CHARACTER TRAILER BASEMENTS TENT SHACK GARAGE BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY
8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.
9. NO BOAT TRAILER OR MOBILE LIVING FACILITY SHALL BE PARKED OR STORED ON ANY LOT EXCEPT BEHIND THE BUILDING SET-BACK LINE
10. AT NO TIME SHALL ANY UNLICENSED UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT
11. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD
12. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT NOR SHALL OIL WELLS TANKS TUNNELS MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED MAINTAINED OR PERMITTED ON ANY LOT
13. NO ANIMALS LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE
14. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH TRASH OR GARBAGE WASTE MATTER OR MATERIALS SHALL BE KEPT ONLY IN SANITARY CONTAINERS AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION
15. NO FENCE WALL HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY WAYMENT
16. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH FOR ANY FENCE SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE
17. ALL SWALES FOR DRAINAGE OF LOTS THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES AND MARKED AS UTILITY STRIPS SHALL BE PRESERVED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE TOWN OF BARGERSVILLE INDIANA
18. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1985 AND ALL AMENDMENTS THERETO.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IN THE PLAT AS RECORDED AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART

INVALIDATION OF ANY ONE 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

THESE COVENANTS MAY BE ENFORCED BY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES OR BOTH

IN WITNESS WHEREOF THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF BOB DUNN CORPORATION FOR AND IN BEHALF OF SUCH CORPORATION THIS 14th DAY OF May 1974

ATTEST:
Emma Jean Helmond
 EMMA JEAN HELMOND, SECRETARY-TREASURER

BOB DUNN CORPORATION
Robert K. Dunn
 ROBERT K. DUNN, PRESIDENT

STATE OF INDIANA) SS
 COUNTY OF JOHNSON)

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT ROBERT K. DUNN, AND EMMA JEAN HELMOND, PRESIDENT AND SECRETARY-TREASURER, RESPECTIVELY, OF BOB DUNN CORPORATION PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION AS THEIR DULY AUTHORIZED ACTS THIS 14th DAY OF May 1974

WITNESS MY HAND AND NOTARIAL SEAL
 MY COMMISSION EXPIRES: September 29, 1975

James E. Arnold
 NOTARY PUBLIC

I, ROBERT W. MURRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN FEBRUARY, 1972 AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN

APPROVED BY THE TOWN BOARD OF BARGERSVILLE, INDIANA, ON THE 14th DAY OF May 1974

Martin Baker
 MARTIN BAKER, PRESIDENT

George Otterback
 GEORGE OTTERBACK, CLERK-TREASURER

Clive Lewis
 CLIVE LEWIS, MEMBER

Robert Murray
 ROBERT W. MURRAY, REGISTERED LAND SURVEYOR NO. 10184
 5/15/74
Russell Straley
 RUSSELL STRALEY, MEMBER

THIS PLAT WAS GIVEN APPROVAL BY THE TOWN OF BARGERSVILLE, JOHNSON COUNTY INDIANA AS FOLLOWS:
 APPROVED BY THE TOWN OF BARGERSVILLE PLAN COMMISSION AT A MEETING HELD May 13 1974

George Otterback
 GEORGE OTTERBACK, PRESIDENT

Doris Fulmer
 DORIS FULMER, SECRETARY

ENTERED FOR TAXATION THIS 16th DAY OF May 1974

FEE: 61432

James Helmond
 JUNE HOOD, AUDITOR
 JOHNSON COUNTY

NO. RECEIVED FOR RECORD THIS 16th DAY OF May 1974 AT 9:15 A.M. AND RECORDED IN PLAT BOOK 7 PAGE NO. 74

FEE: 5.00

Mary E. Houghland
 MARY E. HOUGHLAND, RECORDER
 JOHNSON COUNTY INDIANA

See Affidavit see Misc. Rec. 50 Page 162

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