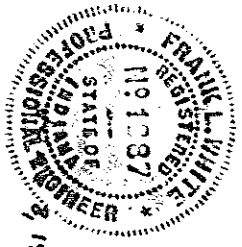


DESCRIPTION
Real Estate in MORGAN COUNTY, STATE OF INDIANA, To-wit:

In the South Half of the Northwest Quarter of Section Thirty-five (35), Township Twelve (12) North, - Range One (1) East of 2nd Principle Meridian, described as follows:--

Beginning on the quarter-quarter section line, and at a point which is 700 feet North 88°-26' East of the Northwest Corner of the said South Half of the Northwest Quarter of Section 35 T 12 N, - R 1 E; thence running N 88°-26' E (magnetic) on and along the north line of aforesaid South 1/2 of the N.W. 1/4 of said Sec. 35, a distance of 1412 feet or to a point on the West Right-of-way line of State Road 37, (formerly the Martinsville-White River valley gravel road); thence running in a Southwesterly direction on and along a old west right-of-way line of State Road 37 and on a 50'-00' curve to the left, a distance of 559 feet to a corner post and point marking the corner of this tract; thence leaving the State Road and running N 75°-55' W, 362.6 feet to a point and corner of this tract; thence running S 11°-20' W, 388 feet to a point and corner on south line of subject tract; thence running on and along an old fence and property line, and on a general magnetic bearing of North 88°-11' West, a distance of 1101 feet to a point marking the S.W. corner of this tract; thence running N 6°-40' E, 450 feet to a point and corner; thence running South 71°-30' East on and along center of a deep ravine, a distance of 175 feet to a point and corner of this tract; thence running ravine, running N 13°-30' E, - 193 feet to a point and corner of this tract; thence N 18°-10' W, - 260 feet or to the place of beginning;-- containing herein described 25 acres, more or less.

The above described tract, herein dedicated as a residential subdivision, being a portion of the 40 acres tract heretofore conveyed and described in warranty deed of Yarnell O. Beard, and Claudine Beard (husband & wife) to John P. Lawson, Willard Carmichael, and William H. Thomas, recorded in Office of Recorder of Morgan County, Indiana, Book No. 145, Page, 1957, in deed record



Prepared by Frank L. White, C.E., Surveyor
I.E. Reg. No 1887 Ind.

FOR PLAT OF THIS SUB-DIVISION SEE LARGE PLAT BOOK PAGE 120

The undersigned, William K. Frouse and Elizabeth Frouse, husband and wife, Willard S. Garwickel and Iva L. Garwickel, husband and wife, John F. Lawson and Josephine Lawson, husband and wife, being the owners of the above described real estate do hereby certify that they do hereby lay off, plat and subdivide the said into lots as hereinafter described with the above plat, the real estate described in the above and foregoing certificate, the same to be known as "ROCKCREST FIRST ADDITION" of a part of the South half of the Northwest quarter of Section 35, Township 12, north, Range 1 east, containing 25 acres, more or less.

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 upon said plat are hereby dedicated to the public and are for the use of the owners of the lots in this subdivision.
2. All streets, roadways and drives are further dedicated for the use of 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 and the owners shall make good 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. There is hereby established setback building lines 25 feet in width along the front of each of said lots and 10 feet on the rear and side yards upon which no permanent or other structures shall be erected or maintained.
4. No lot shall be used except for residential purposes.
5. No. Mercantile or business establishment of any kind or character shall be erected, altered or permitted to remain on any of said lots.
6. No more than one dwelling shall be placed on any one lot.

7. All dwellings shall have at least Eleven Hundred (1100) 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, and the exterior thereof shall be brick or stone veneer or redwood siding and the garage shall be of like material as the house.
8. No live stock shall be kept, allowed or permitted to remain upon any of said lots other than household pets.
9. No dwelling or other structure shall be inhabited until completed and ready for occupancy.
10. All lot owners shall provide adequate off street parking facilities for all vehicles owned, kept or permitted to remain thereon by the owners or occupants thereof.
11. No timber shall be cut or removed from any of said lots for commercial purposes.
12. All waste from bathrooms, sinks and laundry tubs shall, prior to the time public sanitarysewer facilities are available, 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 public State or Municipal authorities.
13. No dumping of refuse, garbage or tin cans shall be permitted.
14. No trailer or other portable devices shall be erected, altered, placed or permitted to remain thereon.
15. The right to enforce these provisions 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 owners of the lots and is dedicated to the several owners of the lots in said subdivision.

IN WITNESS WHEREOF said William H. Thomas and Elizabeth Thomas, husband and wife, and Willard B. Carmichael and Iva I. Carmichael,

husband and wife, John P. Lawson and Josephine Lawson, husband and wife, have herunto set their hands this 25th day of June, 1957.

Elizabeth Thomas
WILLIAM H. THOMAS

Elizabeth Thomas
ELIZABETH THOMAS

Elizabeth Thomas
WILLIAM S. CARMICHAEL

Iva I. Carmichael
IVA I. CARMICHAEL

John P. Lawson
JOHN P. LAWSON

Josephine Lawson
JOSEPHINE LAWSON

STATE OF INDIANA SS:
COUNTY OF MORGAN

Before me, the undersigned, a Notary Public, in and for said county and state, this 25th day of June 1957, personally appeared the within named William H. Thomas and Elizabeth Thomas, husband and wife, Willard S. Carmichael and Iva I. Carmichael, husband and wife, and John P. Lawson and Josephine Lawson, husband and wife, and the execution of the above and foregoing instrument to be their free voluntary act and deed and for the uses and purposes therein mentioned and described.

In witness whereof I have herunto set my hand and notarial seal.

William Lewis Mills
WILLIAM LEWIS MILLS
Notary Public
June 5, 1957

This plan and subdivision is hereby approved and entitled to record.
on this day of June, 1957.

MORGAN COUNTY PLAN COMMISSION
W. L. S. Smith
Chairman

ATTEST:
William Lewis Mills
Notary Public

The preceding pages 409-410-411 and 412 corrected and Re-Photographed.
Madysa B. Smalley, Recorder of Morgan County

For Affidavit see Miscellaneous Record # 31 Page 581

Recorder's Note:-

The following pages 409-410-411 and 412 were corrected and Re-Photographed and inserted following this Sub-Division.

Gladys H. Marley, Recorder

BOOK 145 PAGE 409

4011

DESCRIPTION

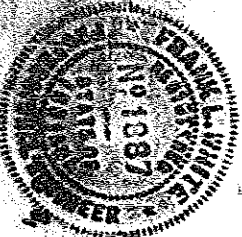
FOR PLAT OF WOODCREST FIRST ADDITION

Real Estate in MORGAN COUNTY, STATE OF INDIANA, To-wit :

In the South Half of the Northwest quarter of Section Thirty-five (35), Township Twelve (12) North, - Range One (1) East of 2nd Principal Meridian, described as follows:--

Beginning on the quarter-quarter section line, and at a point which is 700 feet North 88°-26' East of the Northwest corner of the said South Half of the Northwest quarter of Section 35 T 12 N, - R 1 E; thence running N 88°-26' E (magnetic) on and along the north line of aforesaid South 1/2 of the N.W. 1/4 of said Sec. 35, a distance of 1412 feet or to a point on the West Right-of-way line of State Road 37, (formerly the Martinsville-White River valley gravel road); thence running in a Southwesterly direction on and along said west right-of-way line of State Road 37 and on a 5°-0' curve to the right, a distance of 559 feet to a corner post and point marking a corner of this tract; thence leaving the State Road and running N 75°-55' W, 562.6 feet to a point and corner of this tract; thence running S 11°-20' W, 386 feet to a point and corner on south line of subject tract; thence running on and along an old fence and property line, and on a General magnetic bearing of North 88°-11' West, a distance of 1101 feet to a point marking the S.W. corner of this tract; thence running N 6°-40' E, 450 feet to a point and corner; thence running South 71°-30' East on and along center of a deep ravine, a distance of 175 feet to a point and corner of this tract; thence leaving the ravine, running N 13°-30' E, - 193 feet to a point and corner of this tract; thence N 18°-10' W, - 260 feet or to the place of beginning;-- containing herein described 25 acres, more or less.

The above described tract, herein dedicated as a residential subdivision, being a portion of the 40 acres tract heretofore conveyed and described in warranty deed of Earnell C. Beard and Claudine Beard (Husband & Wife) to John P. Lawson, Willard Catelena, and William H. Thomas, recorded 1957 in Deed Record Book No. ... Page, in Office of Recorder of Morgan County, Indiana.



Prepared by Frank E. White, C.E., Surveyor
Frank E. White, C.E., Surveyor
P.E. Reg. No. 1887 Ind.

MISCELLANEOUS RECORD

BOOK NO

6880

AFFIDAVIT RE WOODCREST FIRST ADDITION

STATE OF INDIANA

COUNTY OF MORGAN, SS:

William H. Thomas, Elizabeth Thomas, Willard S. Carmichael, Iva I. Carmichael, John P. Lawson and Josephine Lawson, being duly sworn upon their oath, says:

1. That they are the owners of Woodcrest First Addition, a subdivision of part of South half of the Northwest quarter of Section 35, Township 12 North, Range 1 East, as plat thereof recorded in Deed Record 145, page 410, Morgan County, Indiana.

2. That due to a scrivener's error in the dedication certificate recorded in Deed Record 145, page 410, as aforesaid, said Woodcrest First Addition was stated to be a part of the South half of the Northwest quarter of Section 35, Township 12 North, Range 1 East, as aforesaid, said Woodcrest First Addition was stated to be West.

CHICAGO TITLE

And further affiants saith not.

(Signed) William H. Thomas
William H. Thomas

(Signed) Willard S. Carmichael
Willard S. Carmichael

(Signed) Elizabeth Thomas
Elizabeth Thomas

(Signed) Iva Carmichael
Iva I. Carmichael

(Signed) John P. Lawson
John P. Lawson

(Signed) Josephine Lawson
Josephine Lawson

Subscribed and sworn to before me this 12th day of October, 1957.

SEAL
My commission expires: 12-31-58
(Signed) Maurice C. Fulford
Maurice C. Fulford
Prosecuting Attorney

Recorded the 25th day of February A. D., 1958 at 2:05 o'clock P. M.

Blanche B. Swankley
Recorded of Morgan County

6910

AFFIDAVIT

STATE OF INDIANA)
COUNTY OF MORGAN) SS:

Comes now Della G. Smith, and being first duly sworn upon her oath says that, First Helss died on the 9th day of April, 1957.

Affiant further says that prior to his death they were the owners of the following: