

## DEDICATION

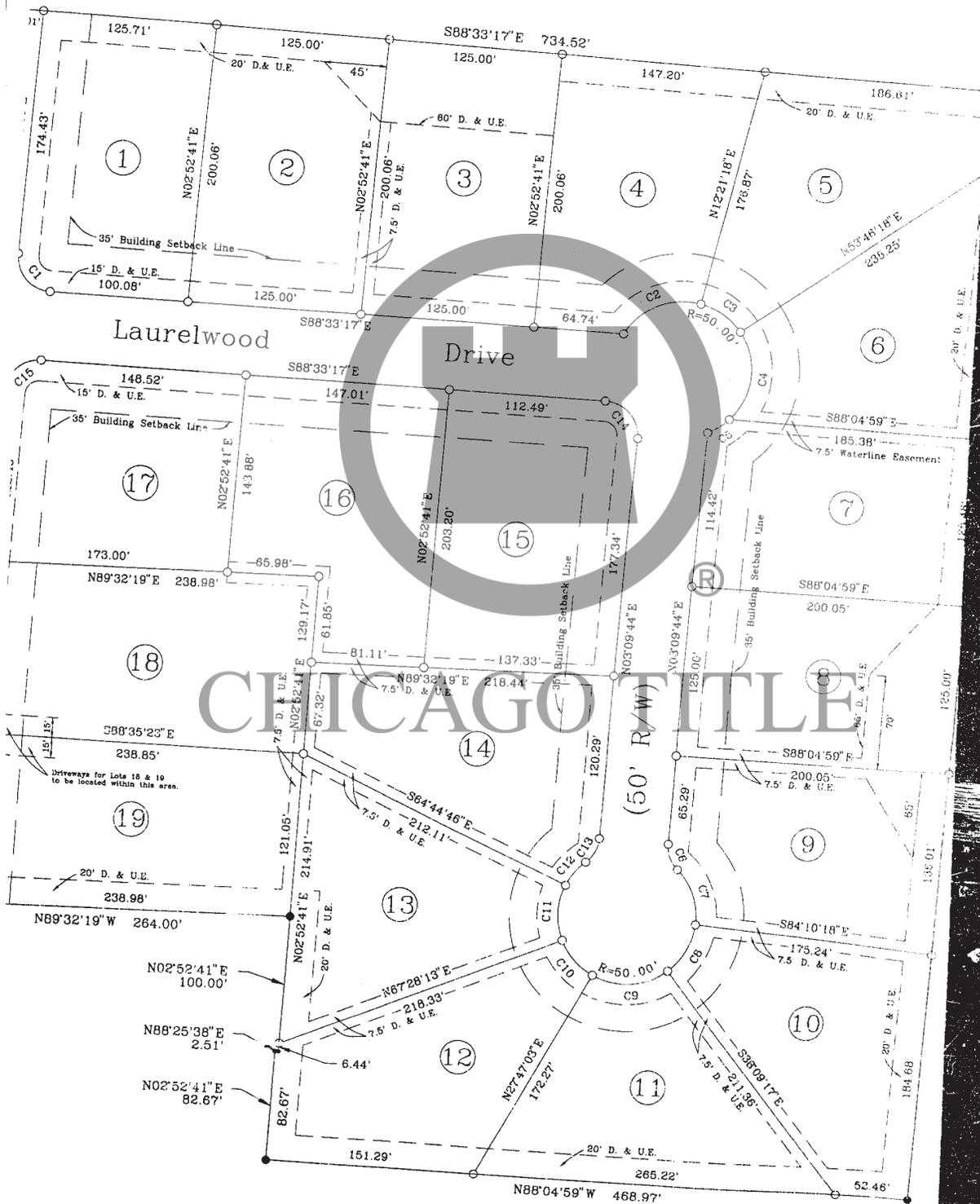
We the undersigned, Rod P. Stafford and Todd A. Stafford, owners of said real estate shown and described on the attached plat, do hereby certify that we have laid off, platted, and subdivided said real estate in accordance with the attached plat.

This subdivision shall be known as **Clearcrest Subdivision**, a subdivision consisting of nineteen (19) lots, numbered One (1) through Nineteen (19) inclusive, and being located within Washington Township, Morgan County, Indiana. All streets and roads, not heretofore dedicated, are hereby dedicated to the public.

### COVENANTS AND RESTRICTIONS

- I. All purchasers of Clearcrest Subdivision shall take title subject to the following covenants and restrictions and be bound thereby.
  1. **Land Use:** All lots herein are for residential use only, limited to one single family dwelling per lot.
  2. **Building Location:** No building shall be located on any lot nearer to the front lot line, or nearer to the side street line than the setback lines per appropriate building codes and this plat. For the purpose of this covenant, eaves, steps and/or stoops shall not be considered a part of the building; provided, however, that this shall not be construed to permit any portion of any building on any lot to encroach upon any other lot unless the other lot, or part thereof, is owned by the same owner. No lot in Clearcrest Subdivision shall be permitted to be subdivided in order to create an additional building site.
  3. **Utility Easements:** Areas, including access, designated as utility easements on the plat are dedicated as easements for the installation and maintenance of utilities reasonably and conveniently required. These easements are not for the use of and shall not be used for high voltage electric transmission lines or high pressure liquid transmission pipe lines, except by written permission of the lot owners at the time said transmission line is to be constructed. No structures shall be erected on or maintained within these easements, and the maintenance is the responsibility of the owner.
  4. **Drainage Easements:** Areas designated as drainage easements on the plat are dedicated as easements for drainage of water. No structure shall be erected or maintained within such areas, and drainage shall not be restricted. Maintenance is the responsibility of the lot owner.
  5. **Fences:** All fences are to be erected reasonably so as to enclose the property and decorate the same without hindrance or obstruction of any other property. Stockade or privacy fences shall be constructed of wood, brick or stone. Fencing shall not exceed six (6) feet in height, nor shall be permitted any closer to the front lot line than the building setback lines as designated on the attached plat. All fences shall be maintained in good repair.
  6. **Vacant Lot Maintenance:** Vacant lot shall be maintained by the following terms: No trash shall be allowed to accumulate, and grass or growth shall not be over eight (8) inches in height. Unsold lots shall be mowed and maintained by the Developer. If sold lots are not maintained, the Developer shall have the option to mow the property and charge the owner a fee.
  7. **Nuisance:** No noxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood, nor shall any unlawful act or activity be allowed whatsoever.
  8. **Parking & Storage of Vehicles and Boats:** No trucks, other than standard pick-up type; campers, trailers, recreational vehicles, boats, boat trailers, or similar vehicles (excepting temporary construction trailers being used in conjunction with work in progress) shall be parked on any street or lot for a period of more than forty-eight (48) hours unless such vehicles are stored within a garage. No inoperative or unlicensed vehicles shall be parked or repaired on any lot or on the driveways thereof.
  9. **Appearance of Lot:** All equipment, garbage can, and related items shall be kept from view of neighboring residences and streets. All rubbish, trash or garbage stored outside any residence shall be regularly removed from the premises and shall not be allowed to accumulate thereon. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Outside trash burners will not be permitted. No owner of a lot shall burn or permit the burning out of doors of garbage or other refuse.
  10. **Animals:** No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats, or other household pets may be kept, provided that they are kept, bred, or maintained for any commercial purpose. No more than three dogs or cats, or any combination, shall be kept on any lot.
  11. **Dwelling Restrictions:** No mobile home, trailer or other portable device or outbuilding, garage or basement shall be used as a residence. This provision shall not be construed to prevent a builder from using such for material or tool storage or office during the period of construction of a temporary office for Developer's marketing or promotional purposes.
  12. **Dwelling Quality and Size:** The ground floor of the main structure, exclusive of one-story open porches, basements and garages, shall be not less than one thousand two hundred (1200) square feet for a one-story dwelling nor less than one thousand five hundred (1500) square feet for a dwelling of more than one story, with at least a minimum of one thousand one hundred (1100) square feet on ground level.
  13. **Other Structures:** No more than one (1) out-building no larger than 12x16' or one hundred ninety-two (192) square feet shall be erected on any lot. The construction of the out-building must conform with the frame portion of the dwelling in appearance. No sheet metal buildings are allowed.
  14. **Garages and Driveways:** No dwelling shall have less than a full size 2-car or more than a 3-car attached garage. All driveways and vehicle parking areas shall be hard surfaced with either concrete, brick or asphalt. No gravel or stone driveways will be permitted.

# CLEARCREST SU



CLEAR



Road

Laurelwood

Drive

CHICAGO TITLE

Hess

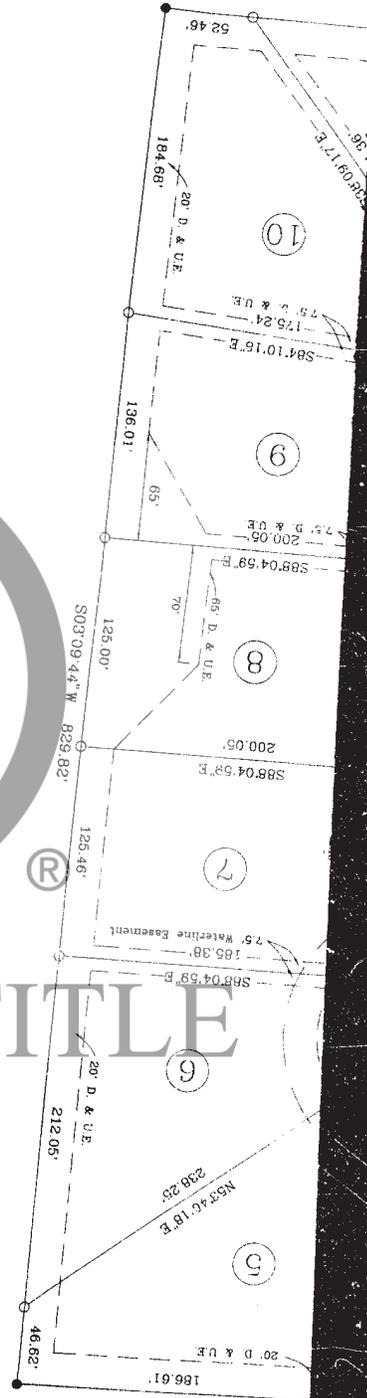
Driveways for Lots 18 & 19 to be located within this area.

50' R/W

POB

N88°04'59"W 468.9

# EAST SUBDIVISION



CHICAGO TITLE



Scale: 1" = 50'

Property Corner Found

Iron Pin capped "S 0034" Set

Curve Data Table

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	39.88'	25.00'	S42°50'20"E	35.79'
C2	64.42'	50.00'	N65°26'38"E	60.06'
C3	36.14'	50.00'	S66°56'12"E	35.36'
C4	70.62'	50.00'	N04°14'06"E	64.90'
C5	18.65'	50.00'	N56°23'11"E	18.56'
C6	21.03'	25.00'	N19°35'58"W	20.41'
C7	40.16'	50.00'	N28°50'13"E	42.94'
C8	47.54'	50.00'	N84°48'53"E	39.08'
C9	34.63'	50.00'	N42°22'22"W	33.94'
C10	41.70'	50.00'	N01°21'44"E	40.50'
C11	22.77'	50.00'	N38°18'10"E	22.58'
C12	22.77'	50.00'	N27°15'25"E	20.41'
C13	21.03'	25.00'	N42°41'47"W	35.88'
C14	40.02'	25.00'	N47°09'40"W	34.91'
C15	38.65'	25.00'		

NOTE: All lots to be connected to water system.  
Painted Hills Utilities, Inc.

**Dropnik Surveying & Engineering**  
P.O. Box 1913  
19 West Washington Street  
Martinsville, Indiana 46151  
Phone: (317)342-3806



# DIVISION

Book 376 Page 143

Received For Record

MAY 26 1995  
10:14 A.  
Yvonne Kivett  
REGISTERED SURVEYOR



Scale: 1" = 50'

- Property Corner Found
- Iron Pin capped "S 0034" Set

Curve Data Table

CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	39.89'	25.00'	S42°50'20"E	35.79'
C2	64.42'	50.00'	N65°28'38"E	60.06'
C3	36.14'	50.00'	S56°56'12"E	35.36'
C4	70.62'	50.00'	N04°14'06"E	64.90'
C5	18.65'	50.00'	N55°23'11"E	18.55'
C6	21.03'	25.00'	N20°55'58"W	20.41'
C7	44.38'	50.00'	N19°35'59"W	42.94'
C8	43.16'	50.00'	N28°50'13"E	39.09'
C9	57.54'	50.00'	N64°48'53"E	54.42'
C10	34.63'	50.00'	N42°22'22"W	33.94'
C11	41.70'	50.00'	N01°21'44"E	40.60'
C12	22.77'	50.00'	N38°18'10"E	22.58'
C13	21.03'	25.00'	N27°15'25"E	20.41'
C14	40.02'	25.00'	N42°41'47"W	35.88'
C15	38.65'	25.00'	N47°09'40"W	34.91'

# CHICAGO TITLE

NOTE: All lots to be connected to Painted Hills Utilities, Inc. water system.



*Drupalik Surveying & Engineering*  
P.O. Box 1913  
19 West Washington Street  
Martinsville, Indiana 46151  
Phone: (317)342-3806

shall not create foreclosure or reversion of title.

In witness whereof, the undersigned have set their hands  
MARCH 28, 1995.

*[Signature]*  
Rod P. Stafford

STATE OF INDIANA )  
COUNTY OF MORGAN ) SS

Before me, the undersigned, a Notary Public in and for the State of Indiana, appeared Rod P. Stafford and Todd Stafford, and acknowledged to me that they executed the foregoing plat of Clearcreek Subdivision.

Witness my Hand and Seal this 28th day of March, 1995.

*[Signature]*  
Notary Public

My commission expires 1-24-1997

**Draper's Surveying**  
P.O. Box 19  
19 West Washington  
Martinsville, Indiana  
Phone: (317) 344-1111



shall be erected on or maintained within these easements, and the maintenance is the responsibility of the owner.

4. **Drainage Easements:** Areas designated as drainage easements on the plat are dedicated as easements for drainage of water. No structure shall be erected or maintained within such areas, and drainage shall not be restricted. Maintenance is the responsibility of the lot owner.

5. **Easements:** All easements to be created reasonably so as to enclose the property and decorate the same without hindrance or obstruction of any other easement or primary easement shall be constructed of wood, brick or stone. Fencing lines shall not exceed six (6) feet in height, nor shall they be placed any closer to the front lot line than the building setback lines as designated on the attached plat. All fences shall be maintained in good repair.

6. **View and Light Maintenance:** View and light shall be maintained by the following terms: No trash shall be allowed to accumulate on the lot or growth shall not be over eight (8) inches in height. Unweeded lots shall be mowed once a month by the Developer. If tall trees are not maintained, the Developer shall have the option to mow the property and charge the owner a fee.

7. **Nuisance:** No noxious or offensive activity shall be suffered or permitted to continue which may annoy or become a nuisance to a neighbor or the neighborhood, nor shall any unlawful act or activity be allowed whatsoever.

8. **Parking & Storage of Vehicles and Equipment:** No trucks, other than standard pick-up types, campers, trailers, recreational vehicles, boats, boats trailers, or other vehicles shall be parked on any lot for a period of more than forty-eight (48) hours unless such vehicles are stored within a garage. No inoperative or unlicensed vehicles shall be parked or stored on any lot or on the driveway thereof.

9. **Appearance of Lot:** All driveways, porches, patios, and related items shall be kept free from view of neighboring residences and streets. All rubbish, trash or garbage stored outside shall be regularly removed from the premises and shall not be allowed to accumulate thereon. No lot shall be used as a dumping ground for rubbish, garbage, or other refuse. Outside trash burners will not be permitted. No owner of a lot shall burn or permit the burning out of doors or garbage or other refuse.

10. **Animals:** No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot except dogs, cats, or other small domestic pets, provided that they are kept, bred, or maintained for any commercial purpose. No more than three dogs or cats of any combination, shall be kept on any lot.

11. **Driveway Restrictions:** No mobile home, trailer or other portable device or outbuilding, garage or basement shall be used as a residence. This provision shall not be construed to prevent a trailer from being used as a garage or used as a workshop during the period of construction of a temporary office for Developer's manufacturing or processing purposes.

12. **Driveway, Quality and Size:** The ground floor of the main structure, exclusive of one-story open porches, balconies and patios, shall be not less than one thousand two hundred (1200) square feet for a detached dwelling nor less than five hundred (500) square feet for a dwelling of more than one story, with at least a minimum of one thousand one hundred (1100) square feet on ground level.

13. **Other Structures:** No more than one (1) car-building no larger than 12x16' or one finished ninety-two (92) square feet shall be erected on any lot. The construction of the out-building shall conform with the frame portion of the existing in appearance. No heat metal buildings are allowed.

14. **Garages and Driveways:** No dwelling shall have less than a full size 2-car or more than a 1-car attached garage. All driveways and vehicle parking areas shall be hard surfaced with either concrete, brick or asphalt. No gravel or stone driveways will be permitted.



®

