

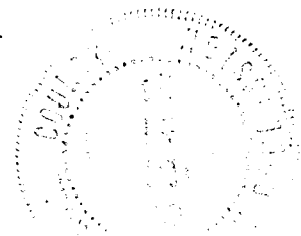
PROFESSIONAL ENGINEER  
REGISTRATION NO. 2702  
MOORESVILLE, IND.

Part of the NE $\frac{1}{4}$ , Sec. 30  
Township 14 North  
Range 2 East  
Morgan County, Indiana

WENDELL FERGUSON'S "SUGAR WOOD" SUBDIVISION  
(First Section)

County Road

East One-Half  
Mile  
Stone,  
Sec. 30



Hugh Ferguson's Unrecorded Subdivision (1948)

Received for record this 10 day of  
July A.D. 1962 at 3:35 o'clock P.M.

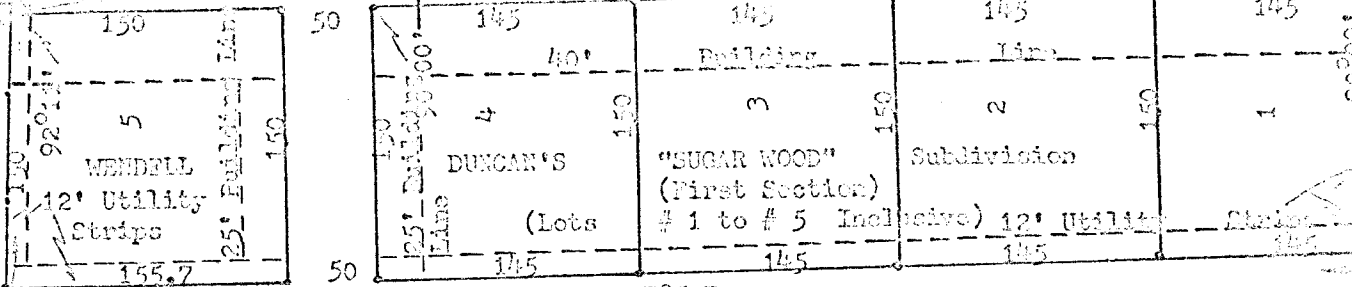
*Delbert A. Gray*  
Fuehna T. Gray  
Recorder Morgan Co.

Iron Pipe

16 $^{\circ}$ 15'  
163 $^{\circ}$ 24'  
(25' north of  
centerline of road)  
(9.55' north of  
 $\frac{1}{2}$  section line)

280' west of East Line 1/4, Section 30

Note: - Total Area of all corners.



ENGINEER'S CERTIFICATE

I, Delbert A. Hobson, Registered Professional Engineer in the State of Indiana, being legally qualified to practice land surveying within Morgan County, Indiana, do hereby certify that I have surveyed the following described property in accordance with the official records plat of survey is true and correct and accurately represents a subdivision of real estate particularly bounded and described as follows:- Part of the northeast quarter of Section 14 north, range 2 east of the Second Principal Meridian, Morgan County, Indiana. Beginning at the southeast corner of the East Half Mile Corner of Section 30, township and range, run thence south along the south line of said northeast quarter, run thence westerly on said north line a distance of 175.0 feet; deflect 90 degrees and 21 minutes right and run northerly a distance of 100.0 feet; 90 degrees and 60 minutes right and run easterly and parallel to the centerline of Co. 175.0 feet north of a distance of 705.7 feet to a point that is 200.0 feet west of the said northeast quarter; run thence southerly and parallel to said east line a distance of 150.0 feet to the place of beginning, containing (2.91) acres, more or less. This subdivision consists of five (5) lots numbered from one (1) to five (5) inclusive. The location and dimensions of the lots and the location and width of the indicated on this plat denoting feet and decimal fractions thereof.

Witness my hand and seal at Mooresville, Indiana, this 26th day of May, 1962.

CERTIFICATE OF APPROVAL

Under Authority Provided by Chapter 124, Acts of 1947 Enacted by the General Assembly of the State of Indiana and Ordinance Adopted by the Board of County Commissioners of the County of Morgan as follows:  
Approved by County Plan Commission at meeting held May 22th, 1962

*Delbert A. Hobson*  
Delbert A. Hobson  
Registered Professional  
# 2702, State of Ind

*Leslie Deak*  
Leslie Deak, Clerk  
*Paul M. ...*  
Paul M. ...

0 50 100 150 200 250 300

Scale 1" = 100'

(1714' in Road)

Centerline existing road  
South Line of ...

785.7

785.7

Note: - Spike at S.R. #67 is 2196.8' west  
3.85' south of the East Half Mile  
Stone, Sec. 30, T 14N., R 2 E.  
(Spike is in the center of County Road  
3.85' south of the South Line of ...)

**DELBERT A. HOBSON**

PROFESSIONAL ENGINEER

REGISTRATION NO. 2702

MOORESVILLE, IND.

RESTRICTIONS

The undersigned Wendell Duncan, as owner and proprietor of the above described "SUGAR WOOD" Subdivision (First Section) real estate, do hereby certify that he has laid out, platted and subdivided said land into lots in accordance with the annexed plat above referred to. They further certify that all roads shown on said plat, exclusive of those already dedicated, are hereby dedicated to the public for its use.

- (1) There are strips of ground twelve (12) feet in width as shown on the within plat which are reserved for Public Utility Companies, not including transportation companies, for installation of poles, lines, ducts, gas or water mains or laterals and sewers, subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strip, but owners shall take their titles subject to the rights of the Public Utilities and subject to the rights of the owners of the other lots in this subdivision.
- (2) No buildings other than residential dwellings and family garages shall be built, erected, or placed thereon. No residences except those having at least 1200 square feet above ground level and at least 9600 cubic feet above ground level, exclusive of attics, garages and porches, shall be built, erected or placed thereon.
- (3) Materials for construction such as cinder blocks, concrete cement blocks, volcanic ash blocks, slag blocks and tile, must be covered with brick or stone veneer above ground. No imitation of brick or stone to be used.
- (4) The siding for all houses shall be at least one-third (1/3) masonry.
- (5) No mercantile building shall be erected, built or placed on the above described real estate nor any business of any nature be permitted to carry on in a manufacturing, wholesaling or retailing way, without first securing by written instrument, permission of at least 75 percent of the owners of the lots in this subdivision.
- (6) No trailer, basement, tent, shack, garage, barn or other out-buildings erected upon said property shall at any time be used as a residence temporarily or permanently, nor any structure of a temporary character be used as a residence.
- (7) All lot owners shall agree to join a sewer system when it is available, and all waste must be disposed through septic tanks of not less than 1000 gallon capacity until such connection can be made. The septic tank absorption field must have a minimum of 200 linear feet of tile. The trench shall not be more than 48 inches nor less than 30 inches in depth, filled with 6 inches of gravel below the drain and 6 inches above the drain tile. All other regulations concerning Septic Tank Disposal Systems as given in Bulletin S.E.8, 1961, published by the Indiana State Board of Health must be complied with.
- (8) No outside toilet shall be placed upon any lot in this subdivision.
- (9) Storage tanks for petroleum products must be placed within buildings or buried under the ground.
- (10) No building shall be built, placed or erected within 8 feet of a property line.
- (11) No fence of any kind, is to extend toward the street, further than the front of each residence.
- (12) These covenants are to run with this land and shall be binding on all parties claiming under them.
- (13) Invalidity 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.
- (14) The right to enforce these provisions by injunction, together with the right to cause removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Said real estate shall hereinafter be known as Wendell Duncan's "SUGAR WOOD" Subdivision, being part of the northeast quarter of Section 30, Township 14 North, Range 2 East of the Second Principal Meridian, Morgan County, Indiana, containing (2.70) acres, more or less.

IN WITNESS WHEREOF, the said party as owner and proprietor of the above described real estate, MORGAN COUNTY, INDIANA, has hereunto set his hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

**DELBERT A. HOBSON**  
 PROFESSIONAL ENGINEER  
 REGISTRATION NO. 2702  
 MOORESVILLE, IND.

Part of the NE<sup>1</sup>/<sub>4</sub>, Sec. 30  
 Township 14 North  
 Range 2 East  
 (Morgan County, Indiana)

PLAT  
 of  
 WENDELL DUNCAN'S "SUGAR WOOD" Subdivision  
 East Line NE<sup>1</sup>/<sub>4</sub>, Section 30 (First Section)

County Road

East One Half  
 Mile  
 Stone  
 Sec. 30

Hugh Ferguson's Unrecorded Subdivision (1948)

280.0' west of East Line NE<sup>1</sup>/<sub>4</sub>, Section 30

Note: - Iron Pipe at all corners.

I, Delbert A. Hobson, Registered Professional Engineer in the State of Indiana, being legally qualified to practice land surveying within Morgan County, Indiana, do hereby certify that I have surveyed the following described property in accordance with the plat of survey is true and correct and accurately represents a subdivision particularly bounded and described as follows:- Part of the northeast 1/4 north, range 2 east of the Second Principal Meridian, Morgan County, Indiana, containing 2.91 acres, more or less, the south line of said northeast quarter, run thence westerly on said feet; deflect 90 degrees and 21 minutes right and run northerly a distance of 90 degrees and 00 minutes right and run easterly and parallel to the said northeast quarter; run thence southerly and parallel to said east feet to the place of beginning, containing (2.91) acres, more or less. This subdivision consists of five (5) lots numbered from one (1) to five (5) inclusive. The location and dimensions of the lots and the location indicated on this plat denoting feet and decimal fractions thereof.

Witness my hand and seal at Mooresville, Indiana, this 26th day of May, 1962.

ENGINEER'S CERTIFICATE

Note: - Spike at S.R.#66

3.85' south of the Stone, Sec. 30, T

(Spike is in the center 3.85' south of the

CERTIFICATE OF APPROVAL

Under Authority Provided by Chapter 17<sup>1/2</sup>, Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance Adopted by the Board of County Commissioners of the County of Morgan as follows:

Approved by County Plan Commission at meeting held May 28th, 1962

Carl Deck, Chairman

Ralph J. Warraling, Secretary

0 50 100 150 200 250 300

Scale 1" = 100'

