

482  
B159

299 58



6382' N.O. 0  
1/4 SEC. 26  
97563' E 6

EAST LINE OF SEC. 26

Description of "Terrace Trails" (First Section) An Addition to the Town of Mooresville, Morgan County, Indiana.

I, William R. Cole, being duly authorized and licensed as a Registered Professional Engineer within the State of Indiana, do hereby certify that the foregoing plat of "Terrace Trails" (First Section) is true and correct and represents a subdivision of part of the southeast quarter of section twenty-six (26) township fourteen (14) north, range one (1) east of the Second Principal Meridian, Morgan County, Indiana, more particularly described as follows, to-wit:

Beginning at a point six hundred thirty-eight and two-tenths (638.2) feet north of a stone at the southeast corner of section twenty-six and on the east line of said quarter section, continue thence northerly on said east line a distance of one hundred and forty-four (144) feet;

deflect 95 degrees 30 minutes left and run westerly a distance of one hundred eleven and three-tenths (111.3) feet;

deflect 14 degrees 46 minutes right and run northwesterly a distance of one hundred eighty-one and six-tenths (181.6) feet;

deflect 90 degrees left and run southwesterly six and two-tenths (6.2) feet;

deflect 90 degrees right and run northwesterly a distance of one hundred sixteen and eight-tenths (116.8) feet, to a point of curve, thence continue northwesterly on said curve a distance of one hundred two and one-tenth (102.1) feet, elements of curve I. equals 32 degrees 29 minutes 40 seconds, R. equals 180 feet, L. equals 102.1 feet, T. equals 52.46 feet, C = 100.72 feet, to the P. T. of said curve;

deflect 90 degrees left from the tangent line of said curve and run thence southwesterly a distance of two hundred sixteen and nine-tenths (216.9) feet;

deflect 110 degrees 30 minutes 31 seconds right and run northwesterly a distance of two hundred seventy and nine-tenths (270.9) feet;

deflect 70 degrees 04 minutes and 51 seconds left and run westerly a distance of two hundred six and five-tenths (206.5) feet to the center line of State Road No. 267;

deflect 114 degrees 27 minutes 18 seconds left and run southeasterly on the center line of State Road No. 267 a distance of four hundred seventy-two and one-tenth (472.1) feet to the north line of Carlisle Street;

deflect 60 degrees 05 minutes and 02 seconds left and run easterly on the north line of Carlisle Street a distance of seven hundred thirty-two and two-tenths (732.2) feet to the place of beginning, containing 4.905 acres more or less, and subject to the legal right-of-way of State Road No. 267 off of and across the entire west side thereof.

Said addition consists of sixteen (16) lots, numbered from one (1) to sixteen (16) inclusive. The location and dimensions of the lots and the location and width of the streets are as indicated on the plat in figures denoting feet and decimal fractions thereof. All excess or deficiency is to be given to lots number eight (8) and sixteen (16) respectively.

Witness my hand and seal  
at Mooresville, Indiana this 13th  
day of June, 1960, A. D.

Mooresville, Indiana, on the transfer of the above described addition upon the books of the Auditor of Morgan County, Indiana. All of the lots contained in said addition shall be subject to the following restrictions:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain 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.
2. No dwelling shall be permitted on any lot at a cost of less than \$10,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 250 square feet for a one-story dwelling, nor less than 750 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. No building shall be located nearer than five (5) feet to an interior lot line, except 2 foot side yard shall be required for a garage or other permitted accessory building located 35 feet or more from the minimum building setback line, or 10 feet or more from the minimum building setback line and 10 feet from the main dwelling. An attached garage may be located nearer to a street than provided, but not nearer than 25 feet to any street line. The above restrictions as to minimum setback lines and side lot lines shall be set forth above unless varied by the Civil authorities having jurisdiction.
4. No dwelling shall be erected or placed on any lot having a width of less than 70 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 2400 square feet except that a house may be constructed on lot # 5 as platted.
5. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
7. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as residence either temporarily or permanently.
8. No mercantile building shall be erected, built or placed on any lot, nor shall any manufacturing, wholesaling, or retailing business shall be permitted.
9. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, 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.
10. 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 erected, maintained or permitted upon any lot.
11. 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 purposes.
12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage of disposal of such

13. No fence, wall hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the 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 them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such height to prevent obstruction of such sightlines.

14. All swales, for drainage of lots, that are located on side and rear lot lines, shall be preserved and not obstructed in accordance with the approved general drainage plan on file with the Federal Housing Administration in Indianapolis.

15. No building shall be placed nor shall any material or refuse be placed or stored on any lot within 20 feet of the property line of any park or edge of any open water course, except that clean fill may be placed nearer provided that the natural water course is not altered or blocked by such fill.

16. No screen planting, nor any fence over 36" high shall be permitted between the street right of way and the building setback line.

These restrictions are hereby declared to be covenants running with this land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time said covenant shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF this indenture has been executed by the undersigned officers of Style-Line Homes, Incorporated, for and in behalf of said corporation, this 27 day of June, 1960.

STYLE-LINE HOMES, INCORPORATED BY

Conrad E. Galloway  
CONRAD E. GALLOWAY, PRESIDENT

John W. Cole  
JOHN W. COLE, VICE-PRESIDENT

Attest:

William R. Cole  
WILLIAM R. COLE, SECRETARY-TREASURER

Corporate Seal

STATE OF INDIANA  
COUNTY OF MORCAGAN

Before me, the undersigned, a Notary Public within and for said county and state, personally appeared Conrad E. Galloway, John W. Cole, and William R. Cole, the President, Vice-President, and Secretary-Treasurer, respectively, of Style-Line Homes, Incorporated, a corporation organized under the laws of the State of Indiana, who acknowledged to me that they executed the foregoing instrument for the purposes and in the capacity therein expressed.

STATE OF INDIANA ss  
 COUNTY OF MORGAN

The foregoing plat of Terrace Trails (First Section) an addition to the Town of Mooresville, Indiana, was presented to the Board of Trustees of Mooresville, Indiana, this 21 day of June, 1960, and the same being examined, is hereby approved and entitled to Record, said Terrace Trails (First Section) to be annexed to the Town of Mooresville, Morgan County, Indiana, upon the recording of said plat in the office of the Recorder of Morgan County, Indiana.

Richard V. Newcomer  
 RICHARD NEWCOMER

Robert W. Sparks  
 ROBERT SPARKS

Robert E. Farmer  
 ROBERT FARMER

William Holmes  
 WILLIAM HOLMES

Carl Harris  
 CARL HARRIS

Attest:

Myrtle Asher  
 S. Myrtle Asher, Clerk-Treasurer

STATE OF INDIANA ss  
 COUNTY OF MORGAN

I, Myrtle Asher, Clerk-Treasurer of the Town of Mooresville, Indiana, do hereby certify that the above and preceding plat of Terrace Trails (First Section), an addition to the Town of Mooresville, was presented to the Board of Trustees of the Town of Mooresville on the 21 day of June, 1960, for approval and the same was duly approved and the same is entitled to record.

IN WITNESS WHEREOF I have hereunto set my hand and the Seal of the said Town this \_\_\_\_\_ day of June, 1960.

Myrtle Asher  
 Myrtle Asher, Clerk-Treasurer

Entered for Taxation this 22 day of June, 1960.

William G. Dodson  
 Auditor of Morgan County

Received for record this 22nd day of June, 1960 at 11:00 O'clock A.M. and recorded in Plat Record No. 159 Page \_\_\_\_\_

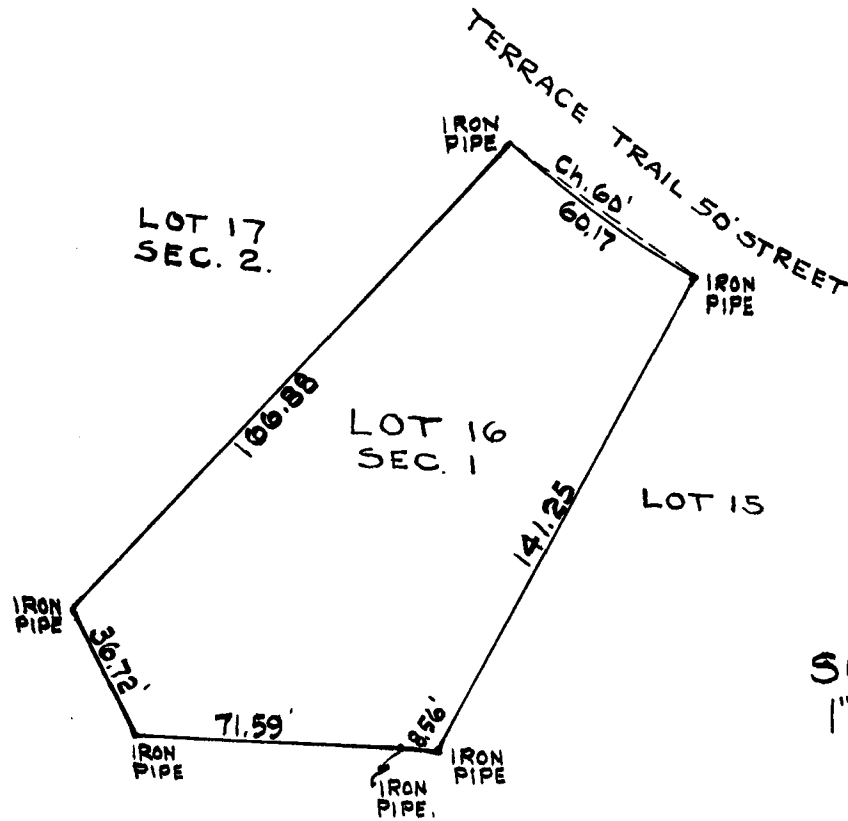
Gladys G. Marley  
 Recorder of Morgan County

CHARLES D. MILLER

REGISTERED-INDIANA  
PROFESSIONAL ENGINEER NO. 2732  
LAND SURVEYOR NO. 10166

R. R. 6, Box 258  
MARTINSVILLE, IND.

PHONE 342-6955



LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 14 NORTH, RANGE 1 EAST OF MORGAN COUNTY, INDIANA, MORE DEFINITELY DESCRIBED AS FOLLOWS, TO WIT:

Lot No. 16 of Terrace Trails Subdivision, First Section, as recorded in Morgan County Records.

I hereby certify that I personally supervised the survey of the described property and that the corners as established are true and correct to the best of my knowledge and ability.

Surveyed: September 21, 1968  
For: Carlin E. Holland.

*Charles D. Miller*  
 Charles D. Miller  
 Lic. Land Surveyor  
 Indiana Lic. No. 10166