

Morgan City

SUGARWOOD

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DEDICATION CERTIFICATE

The undersigned, Wendell Duncan, unmarried, the sole owner of the above described real estate, does hereby certify that he has laid out, platted, and subdivided into lots, in accordance with the above plat, the real estate described in the foregoing certificate, the same to be known as Wendell Duncan's Sugar WOOD Subdivision, located in a part of the Northeast quarter of Section 30, Township 14 North, Range 2 East.

The undersigned Wendell Duncan does hereby establish 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 on said plat, are hereby dedicated to the public and are for the use of the owners of the lands in said subdivision.

2. No lot shall be used except for residential purposes. No more than one dwelling will be permitted on each lot and each residence must contain at least 1200 square feet of floor space above ground level, and at least 9600 cubic feet above ground level, exclusive of attics, garages, and porches.

3. All dwellings must be constructed of new material in a workmanlike manner and all construction of cinder blocks, concrete cement block, volcanic ash block and slag block must be covered with brick or stone veneer above the ground. No imitation of brick or stone shall be used.

4. All purchasers and subsequent purchasers of lots in this subdivision by said purchase do agree to join a sewer system when it is available and all waste from bathrooms, sinks, and laundry tubs shall be treated through a septic tank with 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 40 inches nor less

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than 30 inches in depth, filled with 6 inches of gravel below the drain tile and 6 inches of gravel above said drain tile, and all septic tank disposal systems shall comply with all restrictions and regulations of the State Board of Health. There shall be no outside toilets.

5. There shall be no dumping of refuse, garbage, or tin cans on the premises of any of the lots and said lots shall be kept mowed, neat, and clean at all times.

6. There shall be no trailers or other portable devices placed, erected, altered, or permitted to stand or remain on any of said lots to be used as a residence, either temporarily or permanently, and no basement, tent, shack, garage, barn, other out building, or any structure of a temporary character erected upon said property shall at any time be used as a residence either temporarily or permanently.

7. All public utilities, including H&M, Public Service Company of Indiana, telephone companies, and gas companies, except transportation companies, shall have a permanent and perpetual easement over all lots of this subdivision and all utility strips as shown on the plat above shall be kept free and clear of all buildings or obstructions of any kind. The lot owners shall take their title subject to the right of the aforesaid public utilities and subject to the rights of the owners of the other lots in this subdivision.

8. Each residence in this subdivision shall be so constructed as to display at least one-third of the exterior of said residence to be of masonry construction.

9. No merchantile building shall be erected, constructed or placed in this subdivision, nor any business of any nature be permitted to carry on a manufacturing, wholesaling or retailing business without first securing by written instrument permission of at least 75 per cent of the then owners of the lots in this subdivision.

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10. Any and all storage tanks for petroleum products must be placed within buildings or buried beneath the ground.

11. All dwellings or other buildings must be located a minimum distance of 8 feet from any property line and a minimum distance of 65 feet from the center of any roadway or drive shown on said plat.

12. No fence of any kind shall extend toward the street beyond the front most part of each residence.

13. The right to enforce these provisions and conditions 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 and is dedicated to the several owners of the lots in said subdivision and the covenants hereby made shall run with the land and be binding on all parties claiming hereunder.

14. Any invalidation of any one or more of these covenants by any judgment or court order shall in no wise affect any of the other provisions herein, which shall remain in full force and effect.

15. Said real estate shall hereafter be known as DUNCAN 11049 Sugar 11049 Subdivision, this dedication covering 2.70 acres, more or less.

IN WITNESS WHEREOF, said Wendell Duncan, unmarried, as owner and proprietor of the above described real estate in Warren County, Indiana, has herunto set his hand and seal this 28th day of May, 1962.


Wendell Duncan

STATE OF INDIANA,
COUNTY OF HARTFORD, SS:

Before me, the undersigned, a Notary Public, personally appeared Wendell Duncan as owner and proprietor of the above des-

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cribed real estate in Morgan County, State of Indiana, and has hereunto set his hand and seal this 28th day of May, 1962.

My commission expires:
July 10, 1962.

Kenneth G. Clendenen
Kenneth G. Clendenen
Notary Public



DULY ENTERED FOR RECORDATION

July 10, 1962
Harold Godsey
AUDITOR, MORGAN COUNTY

Transfer Fee \$.50

#111189

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

Helma J. Gray
Recorder Morgan County

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