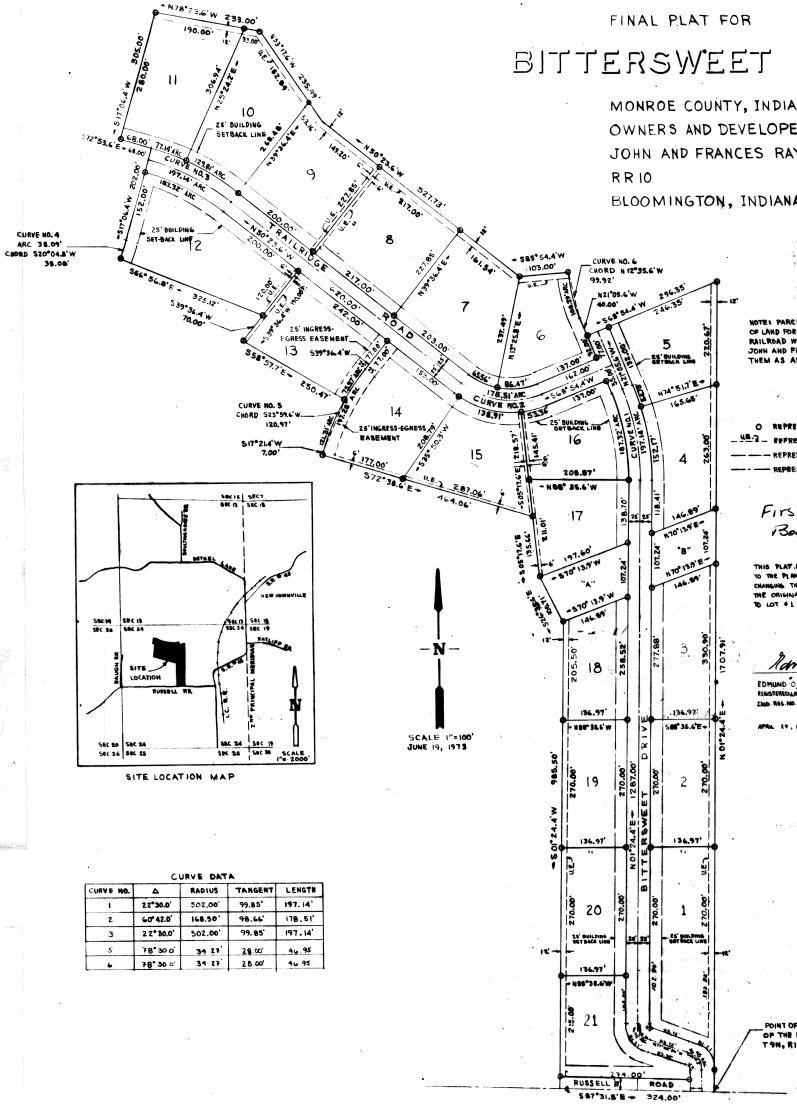
129919

Book 7, page 24

FINAL PLAT FOR
BITTERSWEET WOODS

MONROE COUNTY, INDIANA
OWNERS AND DEVELOPERS
JOHN AND FRANCES RAY
RR 10
BLOOMINGTON, INDIANA



NOTE: PARCEL "A" AND "B" ARE PART OF A STRIP OF LAND FORMERLY OWNED BY THE ILLINOIS CENTRAL RAILROAD WHICH HAS NOW BEEN PURCHASED BY JOHN AND FRANCES RAY AND IS RETAINED BY THEM AS AN EASEMENT.

— LEGEND —

- O REPRESENTS ⅝" IRON ROD
- UE-2 REPRESENTS UTILITY EASEMENT
- REPRESENTS 25' BUILDING SETBACK LINE
- REPRESENTS CENTERLINE OF STREET

First Recorded Book 6 page 49

THIS PLAT HAS BEEN REVISED AND RESUBMITTED TO THE PLANNING COMMISSION ON APRIL 27, 1981 CHANGING THE ENTRANCE LOCATION BY ENLARGING THE ORIGINAL PARK AREA AND ADDING THAT AREA TO LOT # 1 AND CREATING A NEW LOT # 21.

Edmund O. Farkas

EDMUND O. FARKAS
REGISTERED LAND SURVEYOR
Ind. Reg. No. S0114
APRIL 29, 1981

EDMUND O. FARKAS REGISTERED S0114 INDIANA LAND SURVEYOR

CURVE DATA

CURVE NO.	Δ	RADIUS	TANGENT	LENGTH
1	22°30.0'	502.00'	99.85'	197.14'
2	60°42.0'	168.50'	98.44'	178.51'
3	22°30.0'	502.00'	99.85'	197.14'
5	78°30.0'	34.23'	28.00'	46.95
6	78°30.0'	34.23'	28.00'	46.95

RESTRICTIVE COVENANTS FOR BITTERSWEET WOODS

WE, THE UNDERSIGNED, JOHN J. AND FRANCES K. RAY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BITTERSWEET WOODS". ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

THERE ARE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF, INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES. NO PLANTING, WALL, BUILDING OR STRUCTURE SHALL BE BUILT OR MAINTAINED IN THIS AREA; NOR SHALL ANY VEHICULAR ACCESS OVER THE AREA BE PERMITTED EXCEPT FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES. THE MUNICIPAL GOVERNMENT OR UTILITY DOES NOT ASSUME LIABILITY FOR REPLACEMENT OF GRASS OR PLANTING IN OR IMMEDIATELY ADJACENT TO THESE EASEMENTS WHICH ARE DAMAGED OR DESTROYED THROUGH MAINTENANCE, REPAIR OR INSTALLATION OPERATIONS. THE OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

NO POWER POLE OR UNDERGROUND SERVICE SHALL BE LOCATED WITHIN THREE (3) FEET OF A LOT CORNER PIN. NO TREES SHALL BE PLANTED WITHIN THE STREET RIGHT-OF-WAY.

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. NO MOBILE HOMES OR BASEMENT DWELLINGS WILL BE PERMITTED IN THIS SUBDIVISION.

NO DWELLING SHALL BE CONSTRUCTED OR ERECTED IN THIS SUBDIVISION UNLESS IT SHALL HAVE A MINIMUM FIRST FLOOR AREA OF 1400 SQUARE FEET FOR A SINGLE STORY, A MINIMUM FLOOR AREA OF 1200 SQUARE FEET EXCLUSIVE OF THE LOWER OF THE THREE LEVELS ON A SPLIT LEVEL, OR 900 SQUARE FEET ON THE FIRST FLOOR OF A TWO STORY HOUSE. PORCHES AND BREEZEWAYS OR GARAGES SHALL NOT BE COUNTED AS A PART OF THE MINIMUM FLOOR AREA.

NO RESIDENCE SHALL BE ESTABLISHED OR MAINTAINED IN ANY MANNER WITHIN THIS SUBDIVISION EXCEPT IN A COMPLETE AND FINISHED DWELLING MEETING ALL OF THE REQUIREMENTS OF THE RESTRICTIONS.

NO BUILDING, PORCH, GARAGE, CARPORT, SHED, LEAN-TO OR OTHER STRUCTURE MAY BE CONSTRUCTED, ERECTED, OR MAINTAINED CLOSER TO THE FRONT OR SIDE STREET LINE THAN THE BUILDING SET-BACK LINE SHOWN ON THE PLAT NOR CLOSER TO THE SIDE PROPERTY LINE THAN SIX (6) FEET.

NO RESIDENTIAL BUILDING SHALL BE ERECTED ON ANY LOT UNLESS IT CONTAINS INSIDE FLUSH TOILETS. NO OUTSIDE PRIVIES ARE TO BE ERECTED ON ANY OF SAID LOTS.

CONVEYANCE OF ALL LOTS IN THIS ADDITION SHALL BE BY LOT NUMBER WITH REFERENCE TO THE PLAT. TITLE TO EACH LOT SHALL BE SUBJECT TO THE RESTRICTIONS SET FORTH HEREIN.

THERE SHALL BE NO SUBDIVISION OF ANY LOT OR LOTS NOR ANY SALE THEREOF IN PARCELS, EXCEPT A PORTION OF A LOT MAY BE SOLD TO AN ADJOINING OWNER IF NO NEW LOT IS CREATED. FOR THE PURPOSE OF THESE CONDITIONS AND RESTRICTIONS, ALL ADJOINING LOTS OWNED BY ONE PERSON AND USED AS A SINGLE BUILDING SITE SHALL BE CONSIDERED ONE LOT.

NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS, OR RECOGNIZED HOUSEHOLD PETS MAY BE KEPT PROVIDING THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

THE OWNER OF SUCH LOT SHALL BE LIABLE FOR AND HEREBY ASSUME AND AGREES TO MAINTAIN HIS PROPERTY NEAT AND CLEAN AND FREE OF ANY PAPER, TRASH, WEEDS OR ANY UNSIGHTLY GROWTH OR OTHER DEBRIS. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH; NOR SHALL THE LOT BE USED FOR THE OPEN STORAGE OF JUNK OR OTHER MATERIALS. TRASH, GARBAGE OR OTHER WASTE SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. THERE SHALL BE NO REPAIR OF AUTOMOBILES OUTSIDE THE GARAGE AREA.

EVERY DWELLING SHALL HAVE A TWELVE (12) FOOT MINIMUM STONE DRIVEWAY FROM THE STREET TO THE BUILDING SET-BACK LINE OR GARAGE. ALL RESIDENTS ARE TO PARK OFF THE STREET ON THESE DRIVES; GUESTS MAY PARK ON THE STREETS.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, OR TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS 2nd DAY OF July, 1973.

John J. Ray — JOHN J. RAY
Frances K. Ray — FRANCES K. RAY

STATE OF INDIANA
COUNTY OF MONROE, SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, THIS 2nd DAY OF July, 1973, PERSONALLY APPEARED JOHN J. RAY AND FRANCES K. RAY, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL.

Dennis E. Lee (SEAL)

MY COMISSION EXPIRES Sept 2 1974

COMMISSION CERTIFICATE

UNDER THE AUTHORITY OF CHAPTER 174, ACTS OF 1947, AS AMENDED, GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND THE MONROE COUNTY SUBDIVISION CONTROL ORDINANCE, THIS PLAT WAS APPROVED BY THE MONROE COUNTY PLAN COMMISSION AT A MEETING HELD July 24, 1972

MONROE COUNTY PLAN COMMISSION — AMENDED: MAY 14 1981

PRESIDENT Stephen Ross — PRESIDENT

SECRETARY Robert Snoddy — SECRETARY

LEGAL DESCRIPTION FOR BITTERSWEET WOODS

A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 1 WEST, MONROE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID QUARTER SECTION, TOWNSHIP AND RANGE, SAID POINT BEING IN THE PHYSICAL CENTERLINE OF A COUNTY BLACKTOP ROAD KNOWN AS RUSSELL ROAD; THENCE N0°24.4'E 1707.91 FEET; THENCE S68°54.4'W 296.35 FEET; THENCE N21°05.6'W 40.00 FEET TO THE P.C. OF A CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 1°30.0' AND A RADIUS LENGTH OF 338.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 100.29 FEET, SAID ARC HAVING A CHORD BEARING N12°38.6'W AND A CHORD LENGTH OF 99.92 FEET; THENCE S68°54.4'W 103.00 FEET; THENCE N 50°23.6'W 527.73 FEET; THENCE N33°17.6'W 235.99 FEET; THENCE N78°23.6'W 293.00 FEET; THENCE S17°06.4'W 305.00 FEET THENCE S72°53.6'E 68.00 FEET; THENCE S17°06.4'W 208.00 FEET TO A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 85°56.8' AND A RADIUS LENGTH OF 347.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 38.09 FEET, SAID ARC HAVING A CHORD BEARING S20°04.8'W AND A CHORD LENGTH OF 38.08 FEET; THENCE S68°54.4'W 70.00 FEET; THENCE S58°57'E 250.47 FEET TO A POINT IN A CURVE TO THE LEFT SAID CURVE HAVING A CENTRAL ANGLE OF 13°40.0' AND A RADIUS LENGTH OF 508.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 121.31 FEET, SAID ARC HAVING A CHORD BEARING S 23°09.6'W AND A CHORD LENGTH OF 121.02 FEET; THENCE S17°21.4'W 7.00 FEET; THENCE S 72°38.6'E 464.06 FEET; THENCE S 05°17.6'E 135.66 FEET; THENCE S26°55.6'E 100.71 FEET; THENCE S0°24.4'W 985.50 FEET TO THE CENTERLINE OF THE AFORESAID RUSSELL ROAD; THENCE S87°31.8'E ALONG THE CENTER OF THE ROAD 324.00 FEET TO THE POINT OF BEGINNING. CONTAINING 24.523 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

SOURCE OF TITLE: THIS PROPERTY WAS LAST RECORDED IN THE MONROE COUNTY, INDIANA RECORDER'S OFFICE IN DEED RECORD NUMBER Book 208 Pages 376-377, Book 218 Page 411, Book 211 Pages 314-315

SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF INDIANA, AND THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME IN JUNE 1973.

JUNE 19, 1973

C.M. PINNICK REGISTERED No. 0085 STATE OF INDIANA LAND SURVEYOR

C.M. Pinnick — C.M. PINNICK INDIANA R.L.S. 0085

BOARD OF PUBLIC WORKS:

DULY ENTERED FOR TAXATION JUN 29 1981
Auditor, Monroe County, Indiana

RECORDED A.M. 11:40 P.M.
JUN 29 1981
RECORDER MONROE CO., IND.