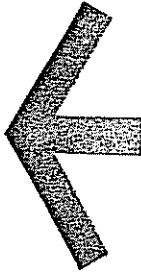
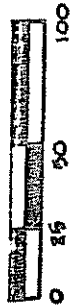


NORTHEAST CORNER,  
WEST HALF OF THE  
NORTHEAST QUARTER  
SECTION 6-13-4E

# BRANDYWINE IV SECTION ONE GREENWOOD, INDIANA



NORTH



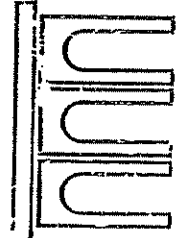
JANUARY 30, 1987

-LEGEND-

- 143 LOT NUMBER
- 12,000 S.F. LOT SQUARE FOOTAGE
- SUBDIVISION MONUMENT  
6" DIA. CONC. WITH 3/4" STEEL ROD
- CENTERLINE MONUMENT

CURVE NO	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	29° 27' 30"	225.00'	59.15'	115.65'	114.41'	3.15° 16' 15" E.
2	29° 27' 30"	275.00'	72.27'	141.24'	139.81'	5.15° 16' 15" E.
3	29° 27' 30"	175.00'	44.01'	89.98'	88.99'	5.15° 16' 15" E.
4	29° 27' 30"	225.00'	61.78'	120.82'	119.50'	4.15° 16' 15" W.
5	29° 27' 30"	215.00'	56.52'	110.54'	109.35'	5.15° 16' 15" E.

8-6-87 For Surveyor's Correction see Misc 59 Page 654  
 6-26-87 For Restraintive Comments see Misc 59 Page 528  
 2-18-88 For Dislocation of Ball - Four Assn, Inc see Misc 60 Page 143 (143)  
 4-10-97 For re-orientation see Plat # 97020112



**MAJ CIVIL / SURVEYING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS  
 P.O. BOX 69 • 435 EAST MAIN STREET • SUITE F  
 GREENWOOD, INDIANA 46142 (317) 888-4456

N. 89° 20' 00" W. 170.01'

SMITH VALLEY ROAD

POINT OF BEGINNING

N. 89° 20' 00" W. 170.01'

S. 00° 52' 30" E. 76.03'

L. M. 1.39'

CURVE NO. 2

CURVE NO. 4

CURVE NO. 1

CURVE NO. 5

CURVE NO. 3

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

CURVE NO. 5

COMMON AREA "A" AREA "A" 8497.88 S.F.

CITY OF GREENWOOD MAINTENANCE AGREEMENT AREA "B" (7986.71 S.F.)

CRIMSON WAY

N. 30° 00' 00" W. 182.10'

N. 30° 00' 00" W. 182.10'

N. 30° 00' 00" W. 182.10'

N. 30° 00' 00" W. 182.10'

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S. 30° 00' 00" E. 212.97'

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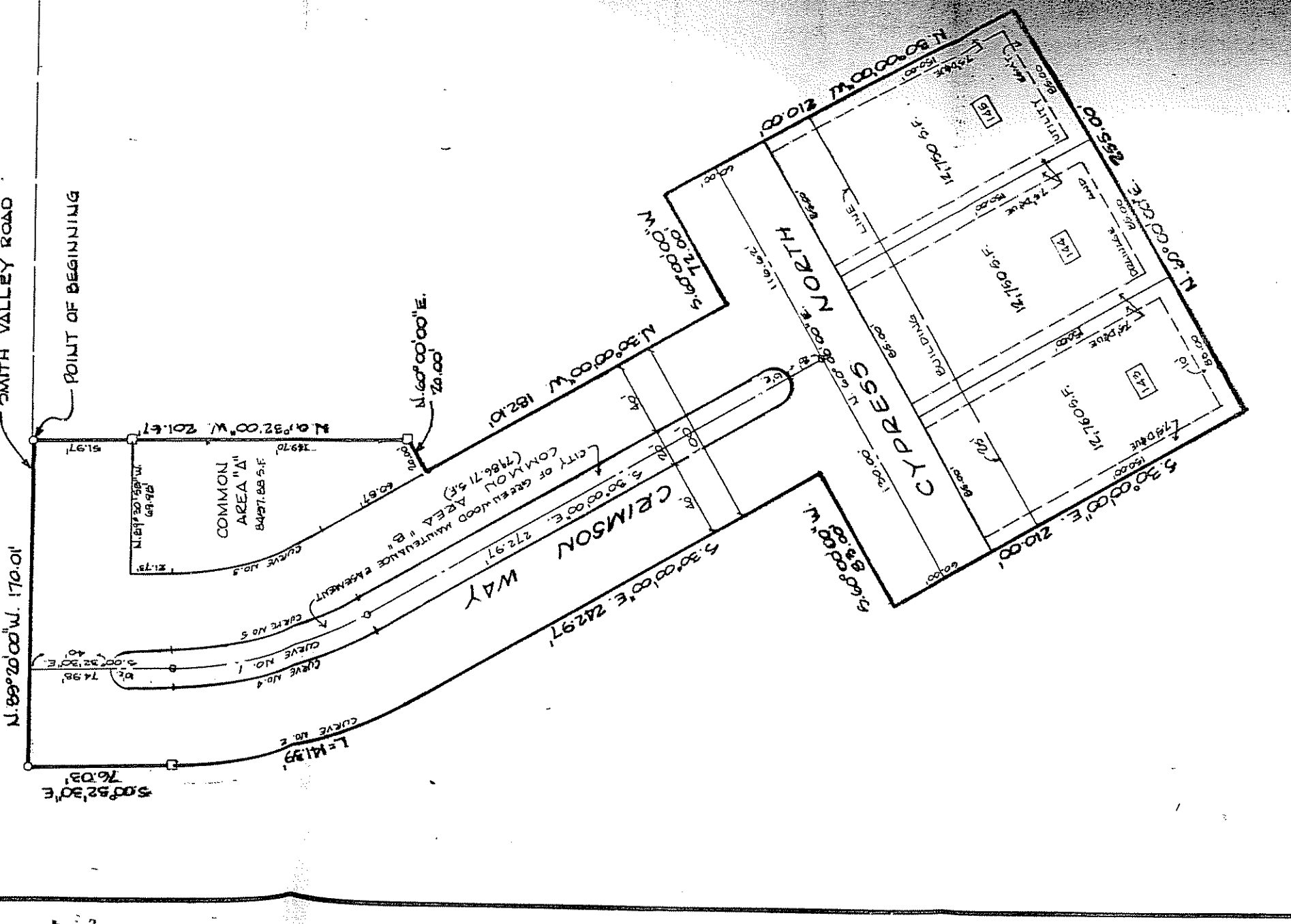
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N. 89° 20' 00" W. 170.01'

N. 89° 20' 00" W. 170.01'

# INDIANA

1. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BRANDYWINE IV SECTION ONE" IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

2. THE STREETS AND PUBLIC RIGHT-OF-WAYS SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE CITY OF GREENWOOD.

3. ANY FIELD TITLE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OR ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965.

4. DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF WORKS & SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY.

5. ANY PROPERTY OWNER ALTERING, CHANGING, DAMAGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

6. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

7. COMMON AREA "D" SHALL ALSO BE RESERVED FOR THE USE BY THE CITY OF GREENWOOD FOR STREET MAINTENANCE PURPOSES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIP OF LAND.

8. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR "BRANDYWINE IV SUBDIVISION" AS RECORDED IN Map Record 659, PAGE 528 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, AND SHALL RUN WITH THE LAND.

9. THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR PART THEREOF, 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.

10. THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING THEM UNTIL JANUARY 1, 2010, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS BY A MAJORITY VOTE OF THE THEN CURRENT OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART.

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