

C-254

BRANDYWINE IV

SECTION TWO

GREENWOOD, INDIANA

I NORMAN H. HISELMAN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 475.79 FEET ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, 201.67 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 141.36 FEET; THENCE SOUTH 60 DEGREES 00 MINUTES 00 SECONDS WEST, 20.00 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 182.10 FEET; THENCE NORTH 60 DEGREES 00 MINUTES EAST, 72.00 FEET; THENCE SOUTH 30 DEGREES 00 MINUTES 00 SECONDS EAST, 210.00 FEET; THENCE SOUTH, 60 DEGREES 00 MINUTES 00 SECONDS WEST, 255.00 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 210.00 FEET; THENCE NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 83.00 FEET; THENCE NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, 242.97 FEET TO THE POINT OF CURVATURE OF A CURVE HAVING A CENTRAL ANGLE OF 29 DEGREES 27 MINUTES 30 SECONDS, THE RADIUS POINT OF SAID CURVE BEARS NORTH 60 DEGREES 00 MINUTES 00 SECONDS EAST, 275.00 FEET; THENCE ALONG SAID CURVE 141.39 FEET TO THE POINT OF TANGENCY, THE RADIUS POINT OF SAID CURVE BEARS NORTH 89 DEGREES 27 MINUTES 30 SECONDS EAST, 275.00 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 30 SECONDS WEST, 76.03 FEET TO A POINT ON THE NORTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, 429.44 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST; THENCE SOUTH 88 DEGREES 35 MINUTES 36 SECONDS WEST, 117.49 FEET ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00 DEGREES 16 MINUTES 22 SECONDS EAST, 733.37 FEET ALONG THE WEST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, 150.00 FEET; THENCE SOUTH 75 DEGREES 09 MINUTES 43 SECONDS EAST, 62.44 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 38 SECONDS EAST, 123.32 FEET; THENCE NORTH 77 DEGREES 00 MINUTES 00 SECONDS EAST, 387.38 FEET;

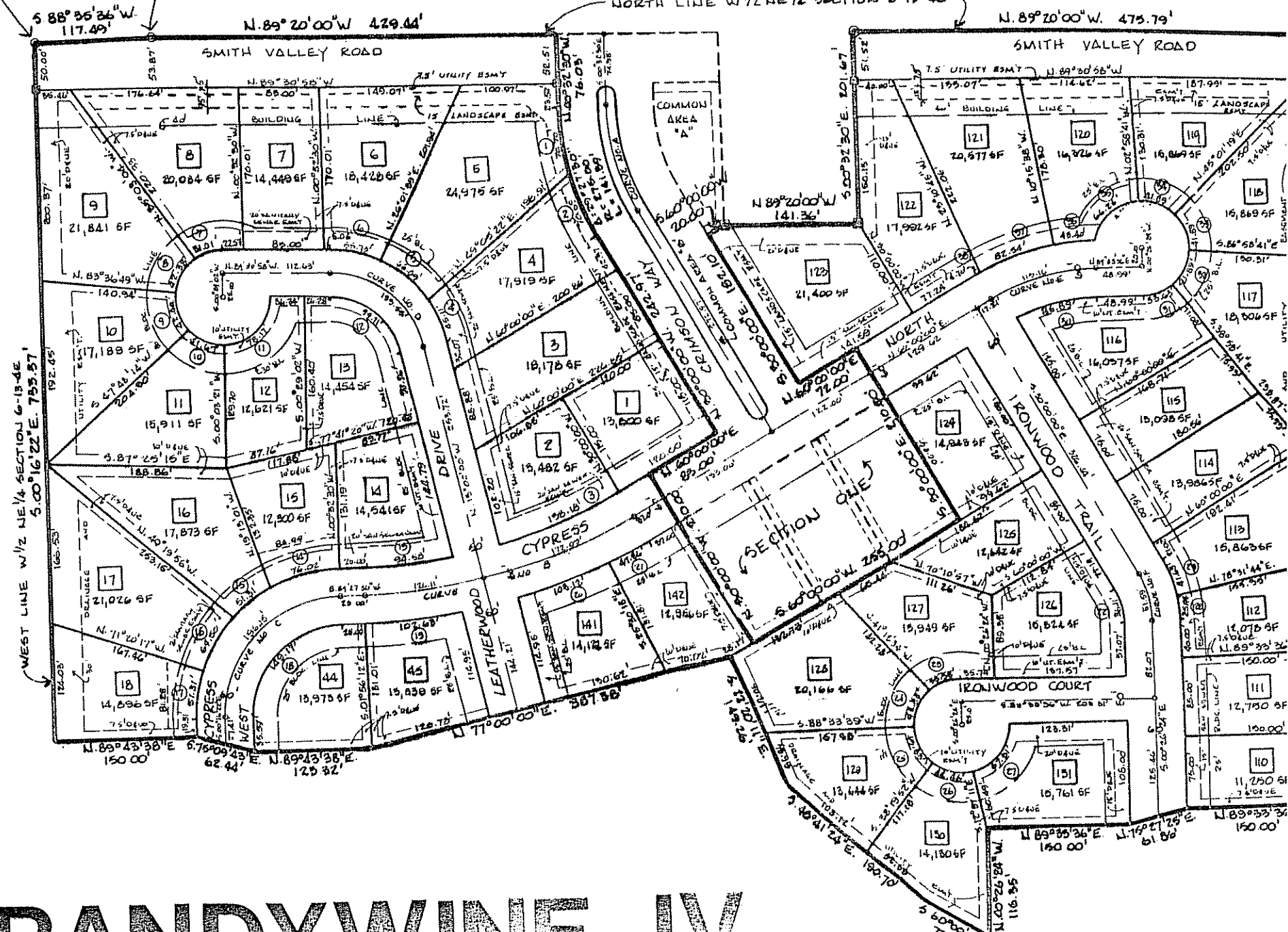
I, THE UNDERSIGNED, RICHARD L. TICEN, PRESIDENT OF BRANDYWINE BUILDERS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT. THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS FOLLOWS:

1. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BRANDYWINE IV SECTION TWO" 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 TILE 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 PROPERTY OWNER FOR IMMEDIATE PAYMENT.

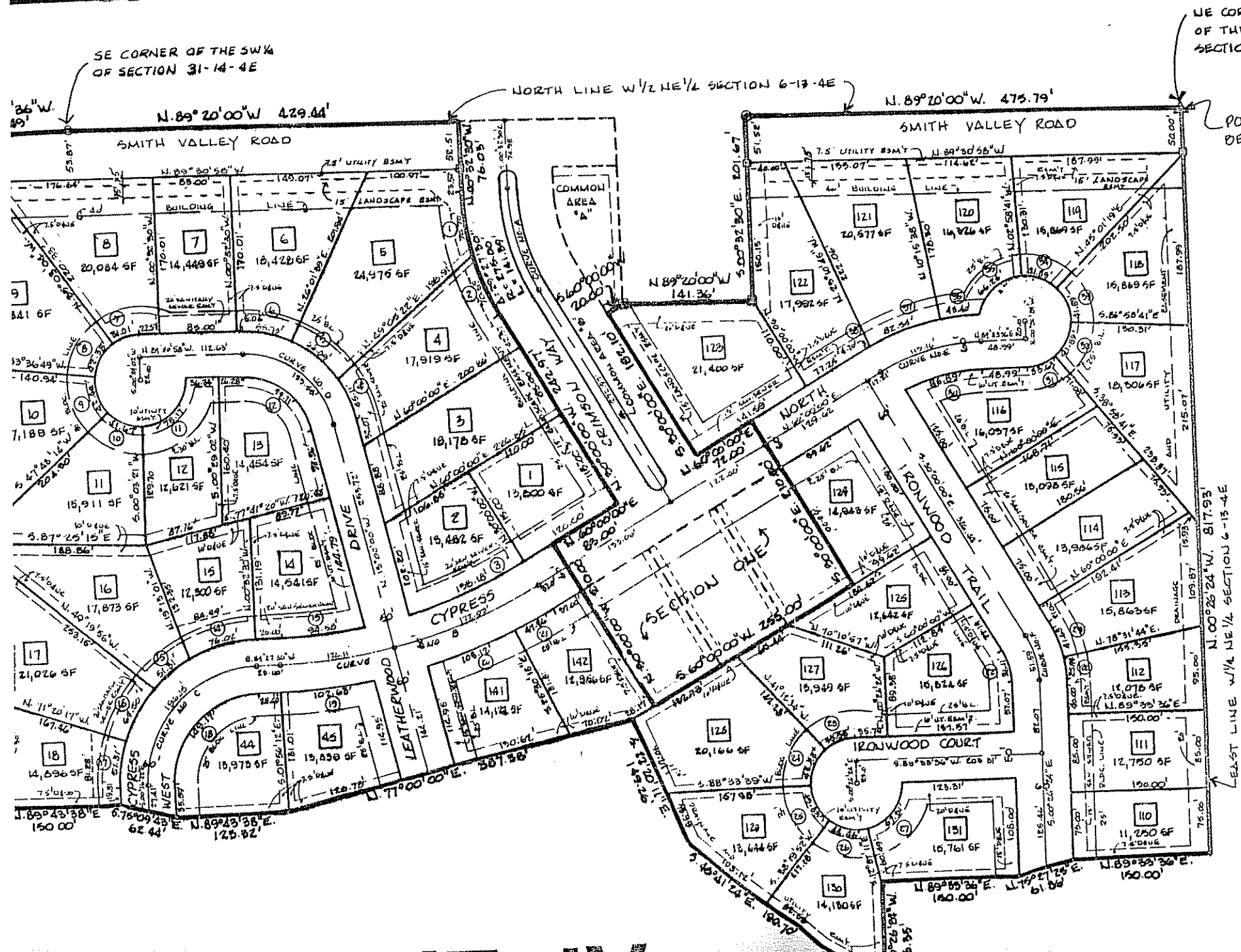
NW CORNER OF W 1/4
OF THE NE 1/4 OF
SECTION 6-13-4E

SE CORNER OF THE SW 1/4
OF SECTION 31-14-4E

NORTH LINE W 1/2 NE 1/4 SECTION 6-13-4E

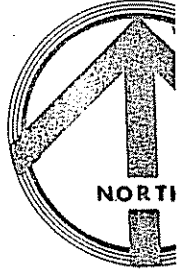


DD AND WINE IV



NE CORNER OF W 1/2 OF THE NE 1/4 OF SECTION 6-13-4E

POINT OF BEGINNING



CENTERLINE CURVE			
No.	Delta	Rad. Cus.	Tangent
A	29°27'30"	225.00'	59.15'
B	29°27'30"	500.00'	152.48'
C	89°43'52"	125.25'	126.66'
D	76°30'58"	100.00'	78.86'
E	29°33'33"	223.22'	58.84'
F	29°33'36"	100.00'	26.38'

LOT CURVE			
Curve No.	Delta	Radius	Tangent
1	14°43'47"	275.00'	35.5'
2	14°43'43"	275.00'	35.5'
3	14°23'41"	550.00'	69.4'
4	20°40'38"	125.00'	22.8'
5	30°17'43"	125.00'	33.8'
6	25°32'37"	125.00'	28.3'
7	35°32'06"	50.00'	16.0'
8	48°33'45"	50.00'	22.5'
9	48°34'57"	50.00'	22.5'
10	47°44'52"	50.00'	22.1'
11	89°24'19"	50.00'	49.1'
12	76°30'58"	75.00'	59.1'
13	09°51'11"	550.00'	47.1'
14	28°03'19"	155.25'	38.1'
15	18°56'13"	155.25'	25.1'
16	23°48'14"	155.25'	32.1'
17	18°56'05"	155.25'	25.1'
18	89°43'52"	95.25'	91.1'
19	09°30'22"	610.00'	51.1'
20	09°41'10"	610.00'	51.1'
21	04°29'42"	610.00'	23.1'
22	29°33'36"	70.00'	18.1'
23	40°46'10"	50.00'	18.1'
24	50°13'47"	50.00'	23.1'
25	50°13'47"	50.00'	23.1'
26	50°57'03"	50.00'	23.1'
27	77°49'13"	50.00'	40.1'
28	11°12'40"	130.00'	12.1'
29	18°20'56"	130.00'	21.1'
30	25°45'53"	123.00'	44.1'

ANDY WINE IV

WINDY GREENWOOD, INDIANA

1. THE UNDERSIGNED, RICHARD L. TITEN, PRESIDENT OF BRANDYWINE BUILDERS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT. THE LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS FOLLOWS:

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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 ERECTED 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 "B" SHALL ALSO BE RESERVED FOR THE USE BY THE CITY OF GREENWOOD FOR STREET MAINTENANCE PURPOSES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED 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 Misc Record 059, 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 THE LAW OF ANY STRUCTURE OR IMPROVEMENT WHICH IS IN VIOLATION OF THESE PROVISIONS, IS HEREBY DEDICATED TO THE