

CAMELOT ESTATES ADDITION

FRANKLIN, INDIANA

2ND ADD

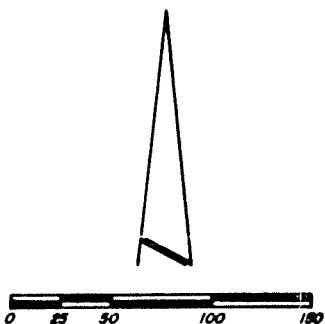
Ticon Franklin - Jennifer

NO	LOCATION	DELTA	RADIUS	TANGENT	LENGTH
1	INSIDE CENTERLINE	61°47'	147.00'	88.00'	158.48'
	CENTERLINE		172.00'	102.93'	185.43'
	OUTSIDE		197.00'	117.86'	218.39'
2	INSIDE CENTERLINE	90°35'	148.23'	149.75'	234.35'
	CENTERLINE		173.23'	175.00'	273.88'
	OUTSIDE		198.23'	200.25'	313.40'

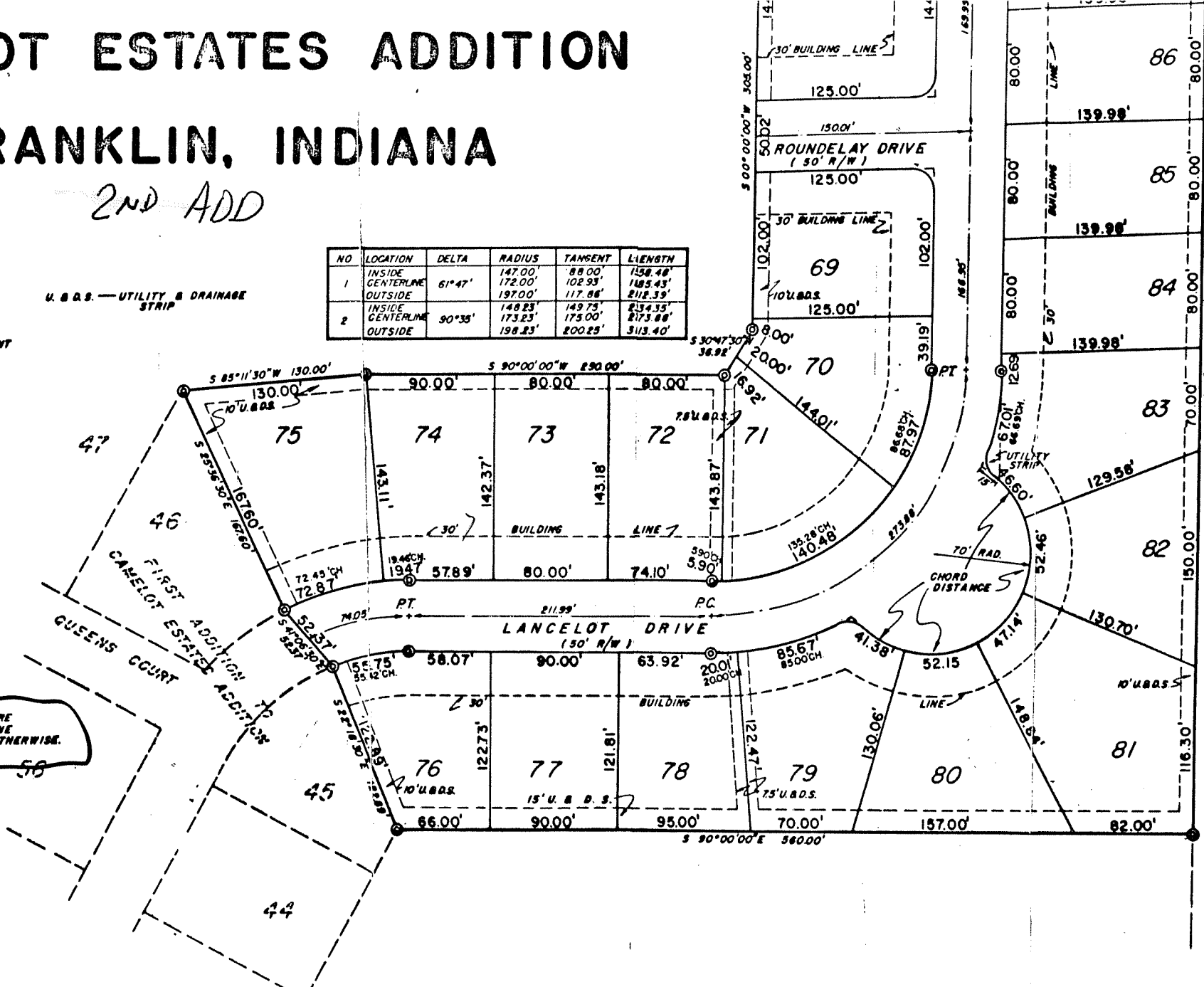
▲ — STONE FOUND

U. & D. S. — UTILITY & DRAINAGE STRIP

● — CONCRETE MONUMENT



NOTE: ALL CORNER LOT DIMENSIONS ARE TO THE VERTEX OF A 1/4" RADIUS.
 5' UTILITY & DRAINAGE STRIPS ARE RESERVED ALONG THE SIDE LOT LINE OF EACH LOT EXCEPT AS SHOWN OTHERWISE.



KNOW ALL MEN BY THESE PRESENTS: That WILLIAM C. WOODS, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF FRANKLIN, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION SOUTH 88 DEGREES 16 MINUTES 30 SECONDS WEST (ASSUMED BEARING) 224.40 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE CONTINUING SOUTH 8 DEGREES 16 MINUTES 30 SECONDS WEST ON AND ALONG SAID NORTH LINE 315.00 FEET; THENCE SOUTH 00 DEGREES 0 MINUTES 00 SECONDS WEST 305.00 FEET; THENCE SOUTH 30 DEGREES 47 MINUTES 30 SECONDS WEST 36.92 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 250.00 FEET; THENCE SOUTH 85 DEGREES 11 MINUTES 30 SECONDS WEST 130.00 FEET TO THE MOST NORTHERLY CORNER OF LOT NO. 46 IN THE FIRST ADDITION TO CAMELOT

15. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE CITY OF FRANKLIN, INDIANA.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOT IN THE PLAT IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

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.

Plat Book 7, page 46 in the Recorder's Office of Johnson County, shows the following:

Know all men by these presents: That William C. Woods, being the owner if fee simple of the following described real estate in the City of Franklin, Johnson County, Indiana, to-wit:

A part of the Northeast quarter of the Southwest quarter of Section 15, Township 12 North, Range 4 East of the Second Principal Meridian in the City of Franklin, Indiana, described as follows:

Beginning at a point on the North line of said quarter section South 88 degrees, 16 minutes, 30 seconds West (assumed bearing) 224.40 feet from the Northeast corner thereof; thence continuing South 88 degrees 16 minutes 30 seconds West on and along said North line 315.00 feet; thence South 00 degrees 00 minutes 00 seconds West 305.00 feet; thence South 30 degrees 47 minutes 30 seconds West 36.92 feet; thence South 90 degrees 00 minutes 00 seconds West 250.00 feet; thence South 85 degrees 11 minutes 30 seconds West 130.00 feet to the most northerly corner of Lot No. 46 in the First Addition to Camelot Estates Addition, Franklin, Indiana; thence South 25 degrees 36 minutes 30 seconds East on and along the East line of said Lot No. 46 a distance of 167.60 feet to the most Easterly corner of said Lot No. 46; thence South 41 degrees 06 minutes 30 seconds East 52.37 feet to the most northerly corner of Lot No. 45 in said First Addition to Camelot Estates Addition; thence South 22 degrees 18 minutes 30 seconds South on and along the East line of said Lot No. 45 a distance of 122.89 feet to the Southeast corner of said Lot; thence South 90 degrees 00 minutes 00 seconds East 560.00 feet; thence North 00 degrees 00 minutes 00 seconds East 661.30 feet to the Place of Beginning, containing 7.073 acres, more or less.

Hereby subdivides said real estate into lots and streets in accordance with the plat attached hereto as an addition to be known as "SECOND ADDITION TO CAMELOT ESTATES ADDITION", to the City of Franklin, Indiana, all streets and alleys as shown on the attached plat and heretofore not dedicated, are hereby dedicated to Public use, and all of the lots contained in such plat or any portion thereof shall be subject to the following restrictions:

1. No lot shall be used except for residential purposes and no building shall be erected, altered or placed 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 unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1200 square feet for a one story dwelling nor less than 900 square feet for a dwelling of more than one story.
3. No building shall be located or any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. In any event, no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 30 feet to any side street line. No building shall be located nearer than 12 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant eaves, steps and open porches shall not be considered as a part of the building provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.
4. No dwelling shall be erected or placed on any lot having a width of less than 80 feet, nor shall any dwelling be erected or placed on any lot having an area of less than 10,000 square feet.
5. There are strips of ground, the widths of which are shown on the plat and marked U. & D.S. (utility and drainage strips) which are reserved for the use of public utilities for the installation of mains, poles, ducts, lines and wires and for drainage, 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 owner's of lots in this subdivision shall take their titles subject to the rights of the public utilities, and to the rights of the owner's of other lots in this subdivision.

6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done upon any lot which may be or may become an annoyance or nuisance to the neighborhood.

7. No structure of a temporary character, trailer, easement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

8. No downspout shall be connected to or caused to discharge rain water into any sanitary sewer.

9. No sign of any kind shall be displayed to the public view on any lot except for 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 on 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 purpose.

12. No lot shall be used or maintained as a dumping ground for rubbish, trash, or garbage, waste matter of materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above 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 at points 25 feet from the intersection of the street property lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement.

14. No screen planting or hedge more than 36 inches high, nor any fence, shall be permitted on side lot lines between the front lot line and the building setback line.

15. All swales, for drainage of lots, that are located on side lot lines, and on rear lot lines shall be preserved and not obstructed in accordance with a general drainage plan on file with the City of Franklin, Indiana.

These restrictions are hereby declared to be covenants running with the land and shall be binding on all parties, and on all persons claiming under them for a period of 25 years from the date the covenants are recorded, after which time such covenants shall be automatically extended for successive periods of the years unless an instrument signed by a majority of the then owner's of the lot in the plat is recorded, agreeing to the alteration of such covenants in whole or in part.

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

These covenants may be enforced by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation, to recover damages or both.

IN WITNESS WHEREOF, this indenture has been executed by the undersigned, William C. Woods, this 8th day of June, 1972.

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

I, the undersigned, a Notary Public, duly commissioned to take acknowledgments, and administer oaths in the State of Indiana, certify that William C. Woods, appeared before me and acknowledged the execution of the foregoing indenture, as his duly authorized act, this 8th day of June, 1972.
WITNESS my hand and notarial seal.

My commission expires: 7-28-73

Marthetta Baker, Notary Public

I, Gilmore C. Abplanalp, hereby certify that I am a Professional Engineer Licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a survey completed in May, 1963.

Gilmore C. Abplanalp
Reg. Land Surveyor No. 9792
June 8, 1972

UNDER AUTHORITY PROVIDED BY CHAPTER 174, Acts of 1947 by General Assembly of the State of Indiana and ordinance No. 638, adopted December 16, 1958 by the Common Council of the City of Franklin, Indiana, this plat was given approval by the City of Franklin, Indiana.

Approved by the City Plan Commission at a meeting held on the 8th day of June, 1972.

Charles Bechman, Member

Webber LaGrange, Chairman

William Campbell, Member

Robert Schmidt, Member

Craig Winters, Member

Joe McCracken, Member

James Morris, Member

Approved by the Board of Public Works at a meeting held on the 13th day of June, 1972.

James R. Acher

Joe McCracken

F. Edward Vandivier, Mayor

Approved this 12th day of June, 1972 by the Common Council of the City of Franklin, Indiana.

LeRoy F. Heminger

Donald F. Smith

Ralph E. Alford

Joseph Allen

Loren Drake

John Vargo

Joe McCracken

ENTERED for taxation this 16th day of June, 1972.

June M. Wood

Auditor, Johnson County

NO. 004742

Received for record this 19th day of June, 1972, at 2:41 P.M. and recorded in Plat Book No. 7, page No. 46.

Mary Etta Houghland

Recorder, Johnson County

FEE: \$7.38