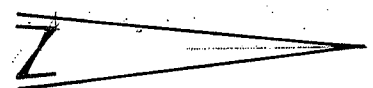
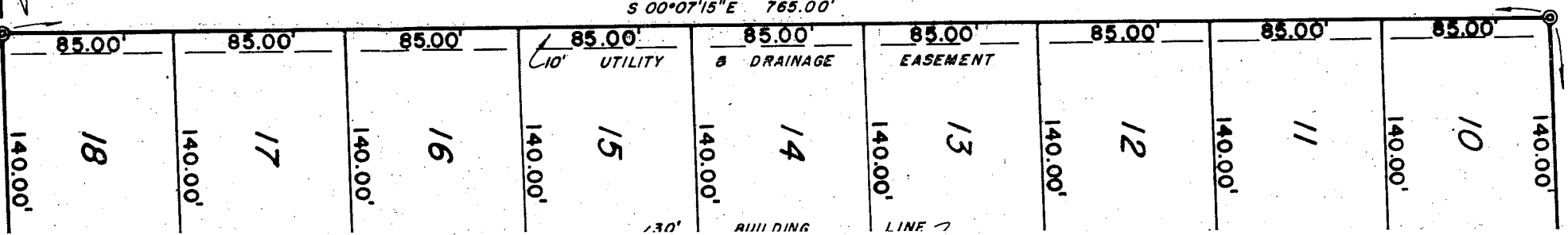


FOURTH ADDITION TO CAMELOT ESTATES ADDITION FRANKLIN, INDIANA



LEGEND
 ④ 4" x 4" PRE-CAST CONCRETE MONUMENT

NOTES
 7.5' UTILITY & DRAINAGE EASEMENTS ARE RESERVED ON THE SIDE LINE OF EACH LOT.
 LOTS 1 THRU 9 CONTAIN 12,063 SQ. FT.
 LOTS 10 THRU 18 CONTAIN 11,895 SQ. FT.



KNOW ALL MEN BY THESE PRESENTS: THAT HOOSIER STATE DEVELOPMENT, INC., AN INDIANA CORPORATION, BY WILLIAM E. PARIS, PRESIDENT AND BARBARA L. PARIS, SECRETARY, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, TO-WIT:

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 07 MINUTES 15 SECONDS WEST (ASSUMED BEARING) ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION 765.00 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST 332.00 FEET; QUARTER SECTION 765.00 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 15 SECONDS WEST 332.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 15 SECONDS EAST AND PARALLEL TO SAID EAST LINE 765.00 FEET TO A POINT ON THE NORTH LINE OF THE THIRD ADDITION TO CAMELOT ESTATES ADDITION, FRANKLIN, INDIANA, AS RECORDED IN PLAT BOOK NO. 7, PAGE 72 IN THE RECORDS OF THE JOHNSON COUNTY RECORDER; THENCE NORTH 88 DEGREES 14 MINUTES 15 SECONDS EAST ON AND ALONG SAID NORTH LINE 332.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.85 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

HEREBY SUBDIVIDES SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT AS AN ADDITION TO BE KNOWN AS "FOURTH ADDITION TO CAMELOT ESTATES ADDITION," TO THE CITY OF FRANKLIN, INDIANA. ALL STREETS SHOWN ON THE PLAT AND HEREOFOR 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 ERRECTED, 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 1000 SQUARE FEET FOR A ONE-STORY DWELLING NOR LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. ALL TWO-STORY, BI-LEVEL, OR TRI-LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1200 SQUARE FEET OF LIVING AREA.
 3. No BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SETBACK 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 9 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 ENCRORACH UPON ANOTHER LOT.
 4. No DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET, NOR SHALL ANY DWELLING BE ERRECTED 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 UTILITY AND DRAINAGE EASEMENTS 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 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 TO THE RIGHTS OF THE OWNERS 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, BASEMENT, 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 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. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT.
 11. No ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BREED, 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 OR 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 A 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 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 SET-BACK LINE.
 15. All WALES, FOR DRAINAGE OF LOTS, THAT ARE NECESSARY ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE SURFACE DRAINAGE.
- 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, AT ANY TIME, FOLLOWING RECORRATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS 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.
- 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 INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF HOOSIER STATE DEVELOPMENT, INC., THIS 30 DAY OF September, 1975.

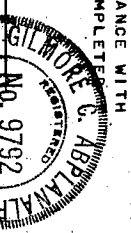
ATTEST:
 William E. Paris, President
 Barbara L. Paris, Secretary

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 E. PARIS AND BARBARA L. PARIS, THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF HOOSIER DEVELOPMENT, INC., PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, FOR AND IN BEHALF OF SAID CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 30 DAY OF September, 1975.

WITNESS MY HAND AND NOTARIAL SEAL.
 My Commission Expires September 28, 1977

Muriel Baker
 NOTARY PUBLIC



APPROVED BY THE BOARD OF PUBLIC WORKS AT A MEETING
 James R. Achter
 Joe McCracken

APPROVED THIS 13 DAY OF October, 1975 BY
 Leroy F. Wheminger
 Paul M. Hayes

Joseph D. Allen
 Joseph D. Allen
 John Vargo

ENTERED FOR TAXATION THIS 20th DAY OF October
 John M. Wood