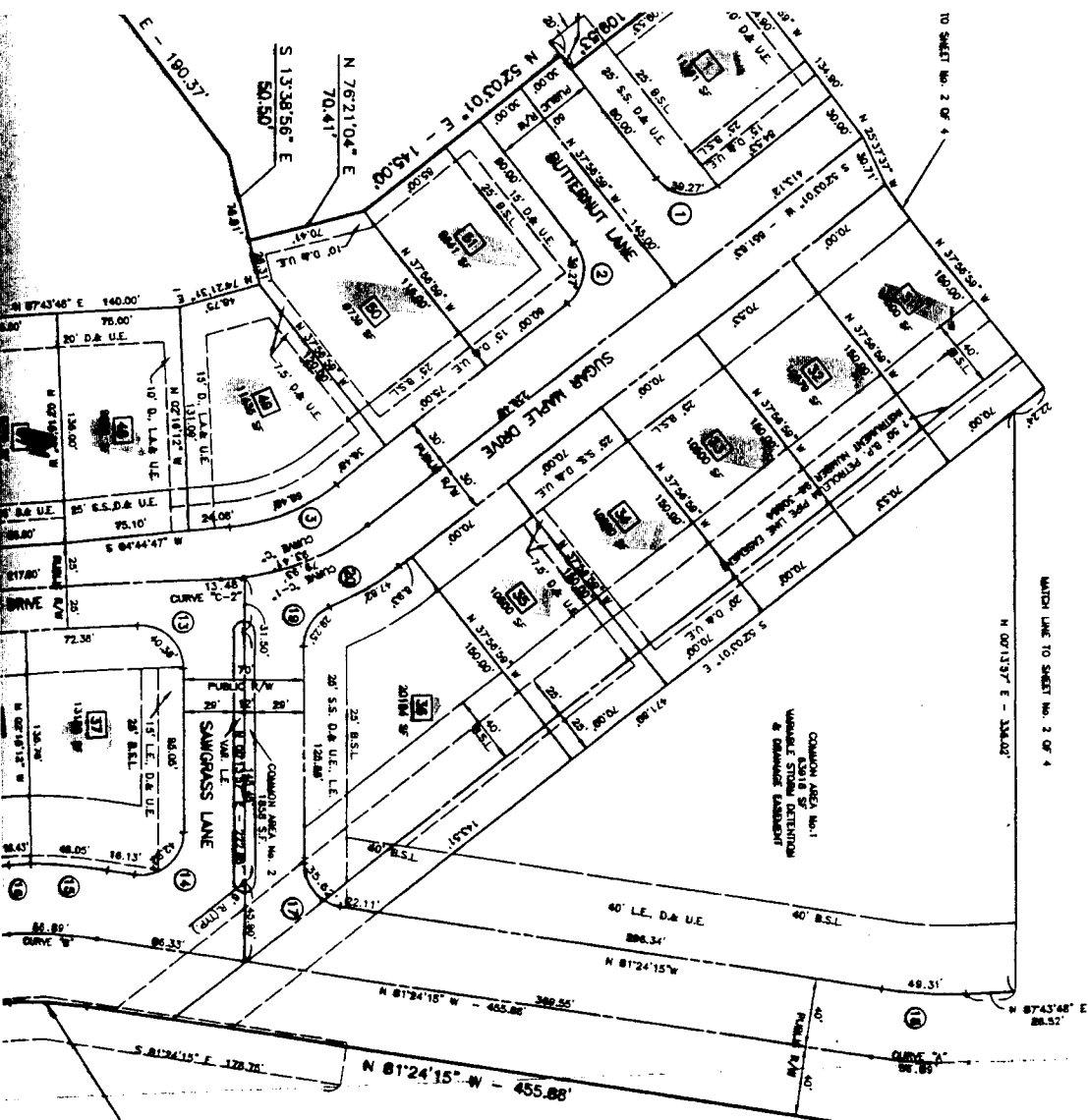


FINAL PLAT OF

COPPERFIELD SECTION ONE

PLEASANT TWP., JOHNSON CO., INDIANA



BOUNDARY CURVE DATA

DELTA	10°51'57"
RADIUS	340.00'
ARC LENGTH	64.48'
TANGENT	32.34'
CHORD LENGTH	64.38'
CHORD BEARING	N 88°50'13" W

BOUNDARY CURVE DATA

DELTA	10°51'57"
RADIUS	280.00'
ARC LENGTH	49.51'
TANGENT	24.75'
CHORD LENGTH	49.32'
CHORD BEARING	N 86°50'13" W

CURVE DATA

DELTA	25°15'02"
RADIUS	88.00'
ARC LENGTH	36.76'
TANGENT	18.71'
CHORD LENGTH	36.47'
CHORD BEARING	S 14°53'43" E

CURVE DATA

DELTA	130°00'00"
RADIUS	17.00'
ARC LENGTH	53.41'
TANGENT	N/A
CHORD LENGTH	N/A
CHORD BEARING	N/A

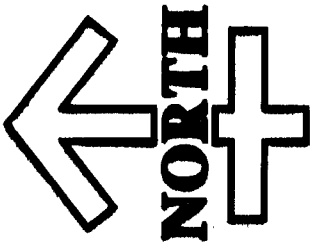


LOT CURVE DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	TAN	CH. LEN.
1	90°00'00"	25.00	39.27	25.00	35.36
2	90°00'00"	25.00	39.27	25.00	35.36
3	37°41'46"	120.00	68.48	35.20	67.55
4	90°00'00"	50.00	78.54	50.00	70.71
5	31°23'33"	50.00	27.40	14.05	27.05
6	13°53'29"	50.00	12.12	6.09	12.09
7	49°58'25"	50.00	43.58	23.28	42.21
8	49°58'25"	50.00	43.58	23.28	42.21
9	34°50'09"	50.00	30.40	15.68	28.83
10	17°04'05"	50.00	10.53	5.29	10.51
11	50°03'40"	50.00	43.69	23.35	42.31
12	27°52'15"	50.00	24.32	12.41	24.08
13	97°30'09"	25.00	40.38	26.12	36.12
14	98°21'48"	25.00	42.92	28.94	37.84
15	08°06'52"	340.00	48.06	24.07	48.01
16	02°48'08"	340.00	18.43	8.21	18.42
17	61°38'12"	25.00	35.62	21.59	32.98
18	10°51'57"	280.00	49.31	24.73	49.23
19	87°02'24"	25.00	29.25	16.56	27.61
20	15°13'20"	180.00	47.82	24.05	47.68

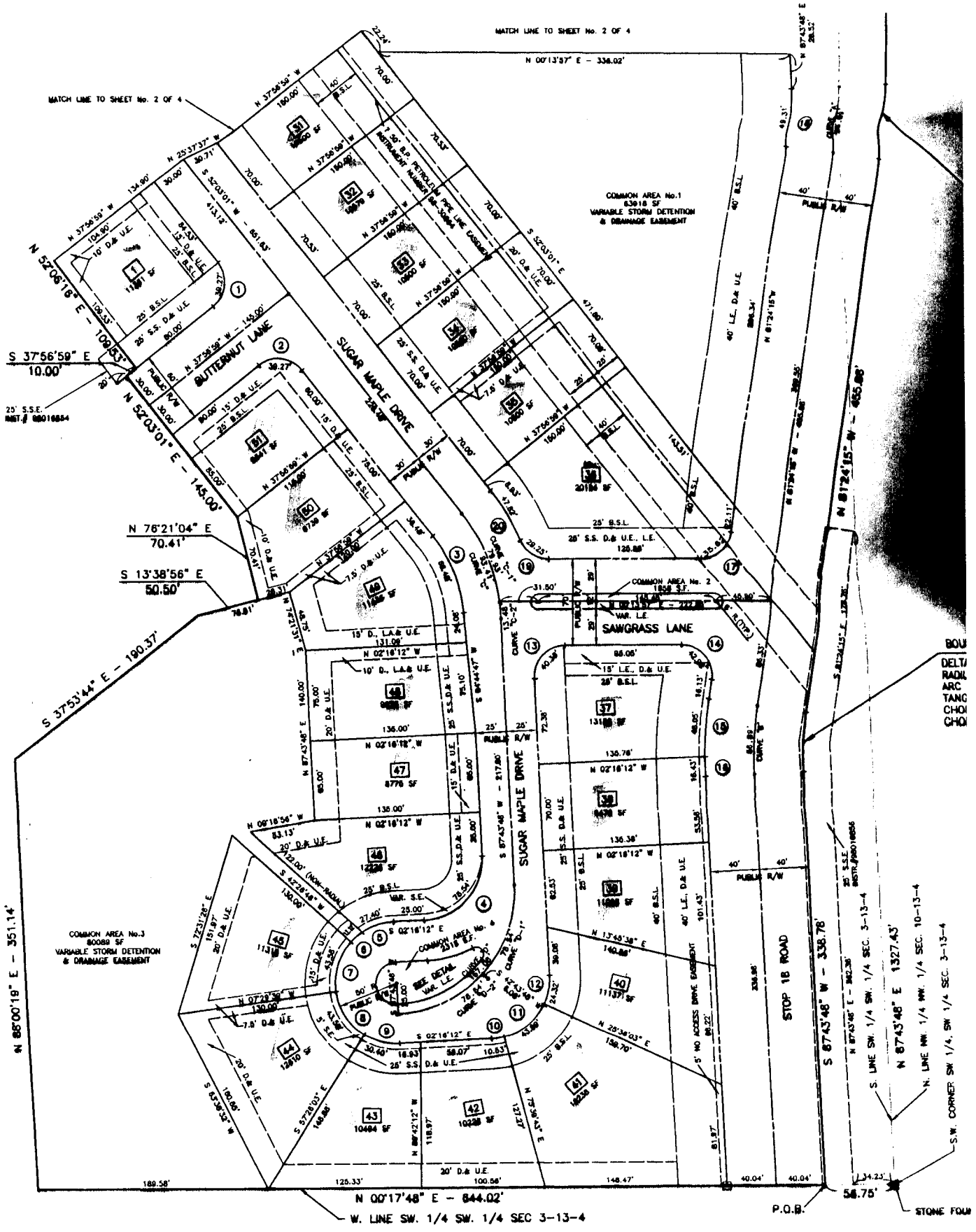
CENTERLINE CURVE DATA TABLE

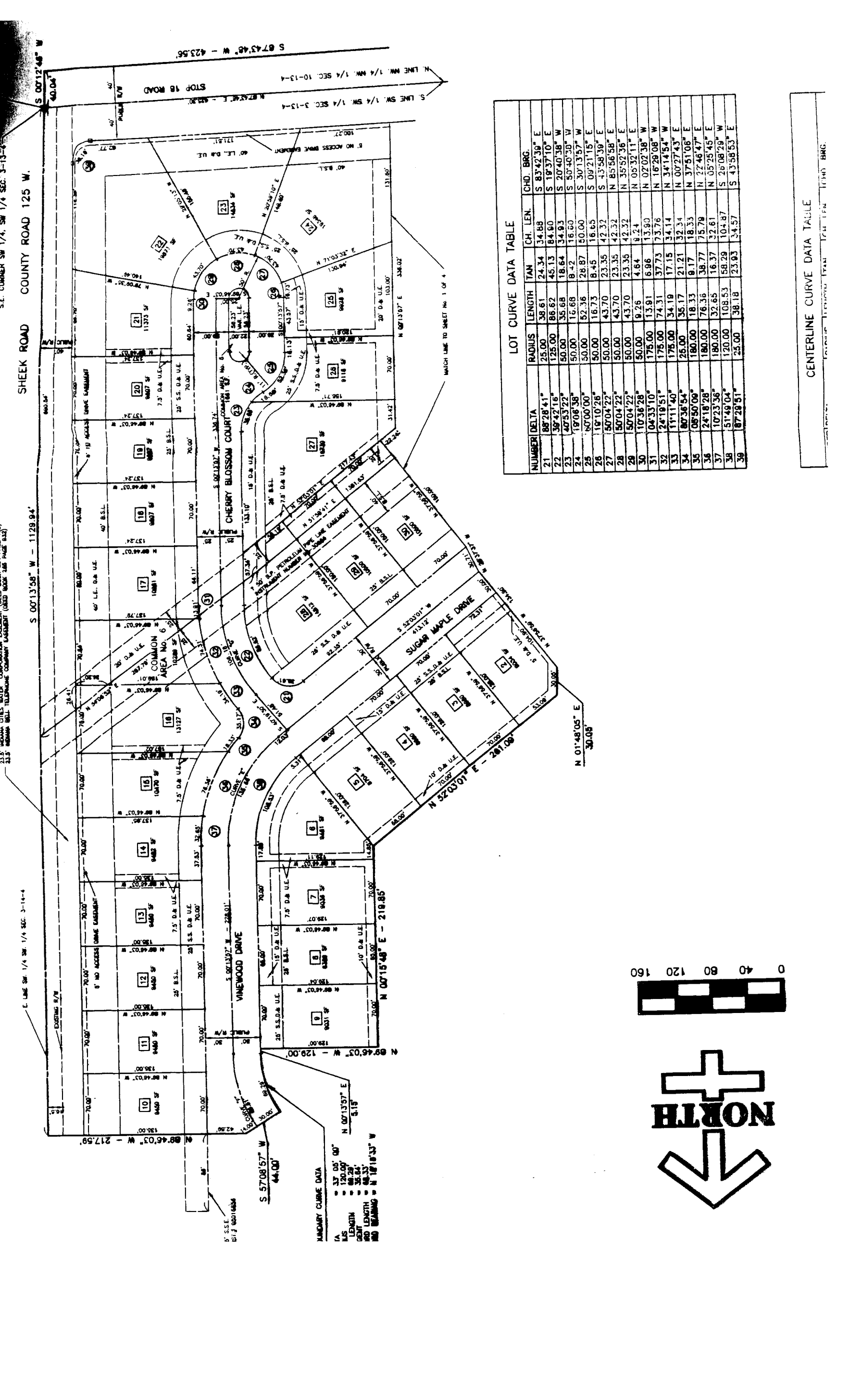
NUMBER	DELTA	RADIUS	LENGTH	TAN	CH. LEN.
A	10°51'57"	300.00	56.89	28.53	56.81
B	10°51'57"	300.00	56.89	28.53	56.81
C	35°40'47"	150.00	93.41	48.27	91.91
D	90°00'00"	100.00	157.08	100.00	141.42
C-1	30°31'57"	150.00	79.93	40.94	78.99
C-2	05°08'51"	150.00	13.48	6.74	13.47
D-1	45°00'00"	100.00	78.54	41.42	76.54
D-2	45°00'00"	100.00	78.54	41.42	76.54



FINAL PLAT COPPERFIELD SECTION

PLEASANT TWP., JOHNSO



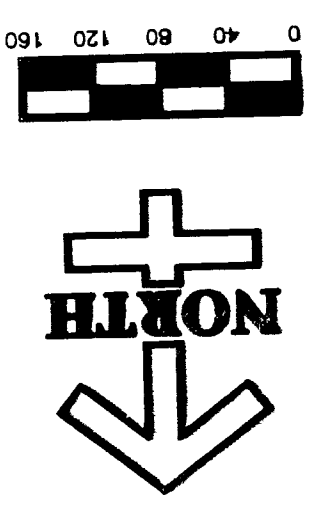


LOT CURVE DATA TABLE

NUMBER	DELTA	RADIUS	LENGTH	TAN	CH. LEN.	CHD. BRG.
21	88°28'41"	25.00	38.61	24.34	34.88	S 83°42'39" E
22	39°42'16"	125.00	86.62	45.13	84.90	S 19°37'10" E
23	40°53'22"	50.00	35.68	18.64	34.93	S 20°40'38" W
24	19°06'38"	50.00	16.68	8.42	16.60	S 50°40'30" W
25	60°00'00"	50.00	52.36	28.87	50.00	S 30°13'57" W
26	16°10'28"	50.00	16.73	8.45	16.65	S 09°21'15" E
27	50°04'22"	50.00	43.70	23.35	42.32	S 43°58'39" E
28	50°04'22"	50.00	43.70	23.35	42.32	N 85°56'58" E
29	50°04'22"	50.00	43.70	23.35	42.32	N 35°52'36" E
30	10°36'28"	50.00	9.26	4.64	9.24	N 05°32'11" E
31	10°36'28"	175.00	13.91	6.96	13.90	N 02°02'38" W
32	24°18'51"	175.00	74.31	37.73	73.76	N 16°29'08" W
33	11°11'40"	175.00	34.18	17.15	34.14	N 34°14'54" W
34	80°36'54"	25.00	35.17	21.21	32.34	N 00°27'43" E
35	08°50'09"	180.00	18.33	9.17	18.33	N 37°51'08" E
36	24°18'28"	180.00	76.36	36.77	75.79	N 12°46'47" E
37	10°23'36"	180.00	32.65	16.37	32.61	N 05°25'45" E
38	51°49'04"	120.00	108.53	58.29	104.87	S 28°08'29" W
39	87°29'51"	25.00	38.18	23.93	34.57	S 43°58'53" E

CENTERLINE CURVE DATA TABLE

MAJORITY CURVE DATA
 TA = 37°05'00"
 L.S. = 120.00'
 LENGTH = 58.24'
 POINT LENGTH = 28.33'
 AND BEARING = N 16°18'33" W



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JUNE 17, 1997, OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 48 SECONDS EAST, 58.75 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17 MINUTES 48 SECONDS EAST 644.02 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 19 SECONDS EAST 351.14 FEET; THENCE SOUTH 37 DEGREES 53 MINUTES 44 SECONDS EAST 190.37 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 58 SECONDS EAST 50.50 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 04 SECONDS EAST 70.41 FEET; THENCE NORTH 52 DEGREES 03 MINUTES 01 SECONDS EAST 145.00 FEET; THENCE SOUTH 37 DEGREES 56 MINUTES 59 SECONDS EAST 10.00 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 16 SECONDS EAST 109.53 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 05 SECONDS EAST 30.05 FEET; THENCE NORTH 52 DEGREES 03 MINUTES 01 SECONDS EAST 261.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 48 SECONDS EAST 219.85 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST 129.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 57 SECONDS EAST 5.15 TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 120.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 00 SECONDS, 69.29 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 57 SECONDS EAST 44.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST 217.59 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 58 SECONDS WEST 1129.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 4 EAST; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 12 MINUTES 48 SECONDS WEST 40.04 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 48 SECONDS WEST 423.56 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 340.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 57 SECONDS, 64.48 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 81 DEGREES 24 MINUTES 15 SECONDS WEST 455.88 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 260.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 57 SECONDS, 49.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 87 DEGREES 43 MINUTES 48 SECONDS WEST 338.78 FEET TO THE POINT OF BEGINNING, CONTAINING 23.66 ACRES, MORE OR LESS.

SUBJECT TO A RIGHT-OF-WAY AND EASEMENT GRANTED TO INDIANA CITIES WATER CORPORATION, RECORDED IN DEED BOOK 254 PAGE 486 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

ALSO, SUBJECT TO A UTILITY EASEMENT GRANTED TO INDIANA BELL TELEPHONE COMPANY, INC., RECORDED IN DEED BOOK 285 PAGE 932 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

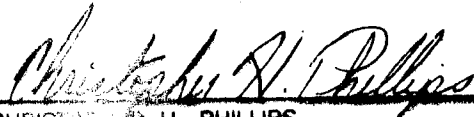
ALSO, SUBJECT TO A RIGHT-OF-WAY GRANTED TO SOMIO PIPE LINE COMPANY, RECORDED IN MISC. BOOK 17 PAGE 338 AND RELEASE OF B.P. PETROLEUM PIPE LINE RIGHT-OF-WAY AND ENCROACHMENT AGREEMENT AS INSTRUMENT NUMBER 98-30884 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

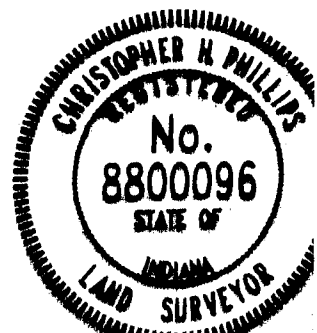
ALSO, SUBJECT TO ALL OTHER LEGAL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FIFTY ONE (51) LOTS NUMBERED ONE (1) THROUGH FIFTY ONE (51) AND COMMON AREAS TOGETHER AS SHOWN WITH STREETS, EASEMENTS ON THE WITHIN PLAT.

ALL MONUMENTS SHOWN, IF NOT EXISTING, WILL EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN. THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET, AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZES OF LOTS AND EASEMENTS ARE SHOWN FIGURES INCLUDING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL
THIS 4 TH DAY OF APRIL, 1999


CHRISTOPHER H. PHILLIPS
REGISTERED LAND SURVEYOR #8800096
STATE OF INDIANA



CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBDIVISION OF THE AFOREMENTIONED REAL PROJECTS PLUS ON JUNE 17, 1997, OF A QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SECTION 10, ALL IN TOWNSHIP 13 NORTH, THE SECOND PRINCIPAL MERIDIAN, PLEASANT COUNTY, INDIANA, MORE PARTICULARLY

THE UNDERSIGNED, THE OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT. ALL OF THE STREETS SHOWN ON THE WITHIN PLAT ARE TO BE DEDICATED TO THE PUBLIC FOR THEIR USE AND THAT ALL LOTS WITHIN THE SUBDIVISION SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COPPERFIELD SUBDIVISION (DECLARATION) AS RECORDED AS INSTRUMENT NUMBER 8800096 ON THE 17th DAY OF JUNE 1999 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND THE FOLLOWING, AND SHALL BE CONSIDERED AND HEREBY DECLARED TO BE RUNNING WITH THE LAND.

ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 48 SECONDS EAST, 58.75 FEET FROM THE CORNER; THENCE ALONG SAID WEST LINE NORTH 01 DEGREES 48 SECONDS EAST 644.02 FEET; THENCE NORTH 01 DEGREES 19 SECONDS EAST 381.14 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 44 SECONDS EAST 190.37 FEET; THENCE NORTH 03 DEGREES 38 MINUTES 58 SECONDS EAST 109.53 FEET; THENCE NORTH 01 DEGREES 04 SECONDS EAST 30.05 FEET; THENCE NORTH 01 DEGREES 52 SECONDS EAST 261.09 FEET; THENCE NORTH 01 DEGREES 48 SECONDS EAST 219.85 FEET; THENCE NORTH 01 DEGREES 03 SECONDS EAST 129.00 FEET; THENCE NORTH 01 DEGREES 13 MINUTES 57 SECONDS EAST 5.15 FEET TO THE POINT OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 340.00 FEET; THENCE ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 12 SECONDS; THENCE NORTH 57 DEGREES 08 MINUTES 44 SECONDS EAST 44.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST 217.59 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER SECTION 10, TOWNSHIP 13 NORTH, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 13 MINUTES 58 SECONDS EAST, 40.04 FEET; THENCE ALONG THE EAST LINE THEREOF NORTH 01 DEGREES 48 SECONDS EAST 423.56 FEET; THENCE ALONG A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 340.00 FEET; THENCE ALONG THE CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 03 SECONDS, 64.48 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 260.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51 MINUTES 57 SECONDS, 49.31 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 338.78 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 3.88 ACRES, MORE OR LESS.

RIGHT OF WAY AND EASEMENT GRANTED TO INDIANA RECORDS IN DEED BOOK 254 PAGE 486 ORDER OF JOHNSON COUNTY, INDIANA.

EASEMENT GRANTED TO INDIANA BELL RECORDS IN DEED BOOK 285 PAGE 832 ORDER OF JOHNSON COUNTY, INDIANA.

RIGHT-OF-WAY GRANTED TO SOKIO PIPE LINE RECORDS IN DEED BOOK 17 PAGE 338 AND RELEASE OF RIGHT-OF-WAY AND ENCROACHMENT AGREEMENT 30884 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

RESERVED LEGAL RIGHTS--OF-WAY, EASEMENTS,

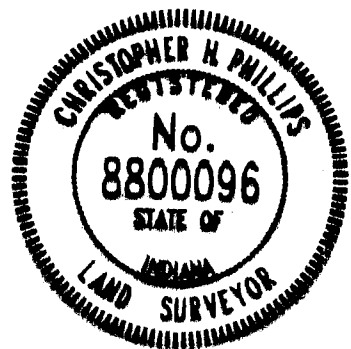
FIFTY ONE (51) LOTS NUMBERED ONE (1) THROUGH FIFTY ONE (51) ARE TO BE RESERVED TOGETHER AS SHOWN WITH STREETS AND EASEMENTS ON THE PLAT.

IF ANY ERRORS EXISTING, WILL EXIST, AND THEIR LOCATION, BEING ACCURATELY SHOWN. THE COMPUTED ERROR IN THIS SURVEY IS NOT MORE THAN ONE FOOT IN ANY DIRECTION. THE PLAT COMPLIES WITH THE PROVISIONS OF THE STATUTES OF INDIANA RELATIVE TO THE SIZES OF LOTS AND EASEMENTS ARE SHOWN IN DECIMAL PARTS THEREOF.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "COPPERFIELD SUBDIVISION-SECTION ONE"
- 2.) THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE APPROPRIATE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.
- 3.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE COPPERFIELD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COPPERFIELD SUBDIVISION. THE GREENWOOD B.P.W. & S. SHALL HAVE THE RIGHT OF ACCESS TO THE ISLAND AREA FOR MAINTENANCE AND REPAIRS OF PUBLIC FACILITIES.
- 4.) THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "DRAINAGE AND UTILITY EASEMENT" (D.U.E.) (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINAGE LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. 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.
- 5.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN THE COURSE OF CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1985.
- 6.) DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC 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 (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY.
- 7.) ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (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 BY THE OWNER, THE GREENWOOD B.P.W. & S. WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- 8.) THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREBY 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.
- 9.) WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

1999

[Signature]
8800096



SECTION ONE

JOHNSON CO., INDIANA

BY

(S) OF THE REAL ESTATE SHOWN AND PLAT AND SUBDIVIDE SAID REAL HEREIN PLAT. ALL OF THE STREETS TO BE DEDICATED TO THE PUBLIC FOR THIS THE SUBDIVISION SHALL BE EASEMENTS, CONDITIONS AND RESTRICTIONS CLARIFIED AS RECORDED AS INSTRUMENT ON THE _____ DAY OF _____ ORDER OF JOHNSON COUNTY, INDIANA BE CONSIDERED AND HEREBY DECLARED

NOWN AND DESIGNATED AS SECTION ONE"

WAY SHOWN HEREON, SUBJECT TO AND ACCEPTANCE, ARE HEREBY DEDICATED AND MAINTAINED BY THE JURISDICTION OVER THEM.

ND, AS SHOWN ON THE PLAT, MARKED) WHICH ARE RESERVED AS EASEMENTS D HOMEOWNERS ASSOCIATION, ITS O MAINTAIN THE LANDSCAPE AREAS, AND WALLS AS DEFINED IN THE CONDITIONS AND RESTRICTIONS OF E GREENWOOD B.P.W. & S. SHALL HAVE E ISLAND AREA FOR MAINTENANCE AND S.

ND AS SHOWN ON THE PLAT MARKED "D & EASEMENT). THESE STRIPS ARE RESERVED LIDING TRANSPORTATION COMPANIES, FOR THE CE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, AT ALL TIMES TO THE PROPER ASEMENTS HEREIN RESERVED. NO CTURE OF ANY KIND ARE TO BE ERCTED STRIPS OF GROUND. OWNERS OF LOTS IN KE THEIR TITLES SUBJECT TO THE ITIES AND THE RIGHTS OF THE OWNERS BDIVISION.

OUND DRAIN WHICH IS ENCOUNTERED IN MENTS WITHIN THIS SUBDIVISION. OWNERS OF LOTS IN THIS SUBDIVISION. SIGNS SHALL COMPLY WITH THE INDIANA

ALONG THE ROADWAYS AND WITHIN THE ICATED EASEMENTS ARE NOT TO BE IN, TILED OR CHANGED OTHERWISE ISSION OF THE GREENWOOD BOARD OF PROPERTY OWNERS MUST MAINTAIN THESE WAYS OR OTHER NON-ERODING SURFACES. RKING AREAS MUST BE CONTAINED ON THE O THAT SAID DRAINAGE SWALES (DITCHES) SUCH WATER. DRIVEWAYS MUST BE SWALES OR DITCHES ONLY WHEN HAVE BEEN PERMITTED BY THE GREENWOOD & SAFETY.

RING, CHANGING, OR FAILING TO SWALES (DITCHES) WILL BE HELD ICTION AND WILL BE GIVEN 10 DAYS NOTICE NR SAID DAMAGE, AFTER WHICH TIME IF E OWNER, THE GREENWOOD B.P.W. & S. TO BE ACCOMPLISHED AND THE COSTS FOR BURDEN OF THE OWNER OF THE Y WILL RESULT IN A LIEN AGAINST THE

OWN ON THE PLAT AND MARKED "SANITARY ILITY EASEMENT" (S.S., D & U.E.) ARE F THE PUBLIC UTILITIES FOR THE AINS, POLES, DUCTS, LINES AND WIRES, NES, SAID STRIPS ARE ALSO RESERVED OOD FOR THE INSTALLATION AND / SEWER MAINS AND APPURTENANCES THE PROPER AUTHORITIES AND TO THE ED. NO PERMANENT OR OTHER STRUCTURES MAINTAINED UPON SAID STRIPS OF LAND; THIS SUBDIVISION SHALL TAKE THEIR IGHTS OF THE PUBLIC UTILITIES AND THE F OTHER LOTS IN THIS SUBDIVISION.

SE CAN ENTER INTO A PUBLIC OR PRIVATE BY GRAVITY FLOW. THE LOWEST FLOOR

THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWNSPOUTS, FOOTING DRAINS (PERIMETER DRAINS), OR SUB-OIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORM WATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY OF GREENWOOD.

10.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT OF WAY LINE AND THE EDGE OF PAVEMENT OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTER LINES OR WITHIN 70 FEET FOR CORNER LOTS.

11) DEFINITIONS

- A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTEND FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
- B. REAR LINE - MEANS THE BOUNDARY LINE THAT IS FARTHEST FROM AND SUBSTANTIALLY PARALLEL TO THE ROAD ON WHICH THE LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM EITHER ABUTTING ROAD.
- C. FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
- D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.
- E. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL BE NO LESS THAN THE AGGREGATE OF SIXTEEN (16) FEET, PROVIDED, HOWEVER, NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET FROM THE SIDE LINES OF THE LOT.
- F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED FOR EACH PERIMETER LOT IN THE DEVELOPMENT.

12.) NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERCTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3 AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN THE CITY OF GREENWOOD. INDIANA NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERCTED, PLACE OR PERMITTED ON ANY LOT.

13.) NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. 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 ON A LOT TO ENCR OACH UPON ANOTHER LOT.

14.) THE MAIN FLOOR LIVABLE SPACE SHALL HAVE A MINIMUM OF 1200 SQUARE FEET FOR A ONE-STORY HOME AND 900 SQUARE FEET FOR A HOME OF MORE THAN ONE-STORY. A HOME OF MORE THAN ONE STORY SHALL HAVE A MINIMUM TOTAL LIVABLE SPACE OF 1400 SQUARE FEET. LIVABLE SPACE SHALL EXCLUDE GARAGE AND OPEN PORCHES FOR ITS COMPUTATION.

15.) ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACE DRIVEWAY AND PARKING AREA.

16.) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

17.) THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS, NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSERT ANY RIGHT.

18.) THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR A TIME PERIOD OF 25 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF 25 YEARS UNLESS THE APPLICABLE LAW BE MODIFIED BY WRITING OR

BE CONSIDERED AND HEREBY DECLARED

KNOWN AND DESIGNATED AS
SECTION ONE

OF WAY SHOWN HEREON, SUBJECT TO
AND ACCEPTANCE, ARE HEREBY DEDICATED
AND MAINTAINED BY THE
ING JURISDICTION OVER THEM.

OUND, AS SHOWN ON THE PLAT, MARKED
E.) WHICH ARE RESERVED AS EASEMENTS
IELD HOMEOWNERS ASSOCIATION, ITS
TO MAINTAIN THE LANDSCAPE AREAS,
NT AND WALLS AS DEFINED IN THE
S, CONDITIONS AND RESTRICTIONS OF
THE GREENWOOD B.P.W. & S. SHALL HAVE
THE ISLAND AREA FOR MAINTENANCE AND
YES.

OUND AS SHOWN ON THE PLAT MARKED "D &
TY EASEMENT). THESE STRIPS ARE RESERVED
INCLUDING TRANSPORTATION COMPANIES, FOR THE
ANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS,
Y AT ALL TIMES TO THE PROPER
EASEMENTS HEREIN RESERVED. NO
RUCTURE OF ANY KIND ARE TO BE ERRECTED
D STRIPS OF GROUND. OWNERS OF LOTS IN
AKE THEIR TITLES SUBJECT TO THE
LITIES AND THE RIGHTS OF THE OWNERS
UBDIVISION.

GROUND DRAIN WHICH IS ENCOUNTERED IN
EMENTS WITHIN THIS SUBDIVISION SHALL
L OWNERS OF LOTS IN THIS SUBDIVISION,
SSIONS SHALL COMPLY WITH THE INDIANA

S) ALONG THE ROADWAYS AND WITHIN THE
EDICATED EASEMENTS ARE NOT TO BE
D IN, TILED OR CHANGED OTHERWISE
MISSION OF THE GREENWOOD BOARD OF
PROPERTY OWNERS MUST MAINTAIN THESE
ISWAYS OR OTHER NON-ERODING SURFACES.
ARKING AREAS MUST BE CONTAINED ON THE
SO THAT SAID DRAINAGE SWALES (DITCHES)
Y SUCH WATER. DRIVEWAYS MUST BE
E SWALES OR DITCHES ONLY WHEN
S HAVE BEEN PERMITTED BY THE GREENWOOD
& SAFETY.

TERING, CHANGING, OR FAILING TO
E SWALES (DITCHES) WILL BE HELD
CTION AND WILL BE GIVEN 10 DAYS NOTICE
PAIR SAID DAMAGE, AFTER WHICH TIME IF
THE OWNER, THE GREENWOOD B.P.W. & S.
IS TO BE ACCOMPLISHED AND THE COSTS FOR
HE BURDEN OF THE OWNER OF THE
AY WILL RESULT IN A LIEN AGAINST THE

OWN ON THE PLAT AND MARKED "SANITARY
ILITY EASEMENT" (S.S., D & U.E.) ARE
OF THE PUBLIC UTILITIES FOR THE
MAINS, POLES, DUCTS, LINES AND WIRES.
TIES, SAID STRIPS ARE ALSO RESERVED
MOOD FOR THE INSTALLATION AND
RY SEWER MAINS AND APPURTENANCES
O THE PROPER AUTHORITIES AND TO THE
VED. NO PERMANENT OR OTHER STRUCTURES
MAINTAINED UPON SAID STRIPS OF LAND;
THIS SUBDIVISION SHALL TAKE THEIR
RIGHTS OF THE PUBLIC UTILITIES AND THE
OF OTHER LOTS IN THIS SUBDIVISION.

IGE CAN ENTER INTO A PUBLIC OR PRIVATE
I BY GRAVITY FLOW, THE LOWEST FLOOR
MBING FIXTURE OR FLOOR DRAIN IS
MINIMUM OF 12 INCHES ABOVE THE TOP OF
M OR UPSTREAM MANHOLE CASTING NEAREST TO
ONNECTION. WHERE THE DISCHARGE CANNOT
AVITY FLOW THE EFFLUENT SHALL BE
Y COVERED AND VENTED SUMP FROM WHICH
LIFTED AND DISCHARGED INTO THE SYSTEM
; ABOVE THE TOP OF THE LOWEST
AM MANHOLE CASTING NEAREST TO THE
CTION.

10.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER
SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION
BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED
TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY
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- C. FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL
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- D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A
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FROM THE SIDE LINES OF THE LOT.
- F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED
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12.) NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO
BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED ON
ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3
AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE
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FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS
SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF
TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR
IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF
DECLARATION.