

N. LINE S.E. 1/4 SEC. 10-12-4E.

N 87°42'16" E
10.24'

F

N 87°42'16" E 566.48'
S 23°54'40" E 162.88'
S 35°58'17" W 259.80'

DEER RUN SEC

CITY OF FRANKLIN

- N.W. CORNER, S.E. QUARTER
SEC. 10-T12N-R4E

2
6
7

DEER RUN - SECTION ONE

POINT OF BEGINNING

S 25°00'06" W 25.14'
N 25°00'06" E 37.27'

N 17°45'47" E 98.67'

18125 S.F.

25' BUILDING LINE

15' D. & U.E.

123.15'

N 79°10'35" W 148.61'

COEBA DRIVE

20' S.S. D. & U.E.

140.00'

N 17°33'00" W 56.83'

15076 S.F.

25' BUILDING LINE

15' D. & U.E.

112.67'

18792 S.F.

25' BUILDING LINE

15' D. & U.E.

10' D. & U.E.

105.38'

N 79°10'35" W 11.07'

N 02°08'03" W 162.64'

N 02°08'03" W 135.00'

15878 S.F.

25' BUILDING LINE

15' D. & U.E.

122.84'

N 26°29'01" W 54.88'

TORINO LANE

20' S.S. D. & U.E.

90.92'

N 02°08'03" W 135.00'

15878 S.F.

25' BUILDING LINE

15' D. & U.E.

121.78'

S 87°51'57" W 122.84'

DEER RUN - SECTION ONE

BDRY. CURVE DATA

△ = 05°46'08"

RAD. = 700.00'

LEN. = 70.45'

CHD. LEN. = 70.45'

TAN. = 35.27'

CHD. BRG. = S20°25'34" W

107.21'

E 159.21'

N 17°33'00" W 56.83'

8730 S.F.

25' BUILDING LINE

15' D. & U.E.

133.16'

DEER RUN - SECTION ONE

S 10°39'47" W 65.61'

8164 S.F.

25' BUILDING LINE

15' D. & U.E.

107.68'

S 09°19'47" E 91.87'

10958 S.F.

25' BUILDING LINE

15' D. & U.E.

107.68'

N 80°40'13" E 3.34'

S 09°19'47" E 191.65'

19046 S.F.

25' BUILDING LINE

15' D. & U.E.

141.63'

N 82°41'57" E 6.78'

112.63'

112.63'

N 82°41'57" E 6.78'

112.63'

112.63'

N 82°41'57" E 6.78'

112.63'

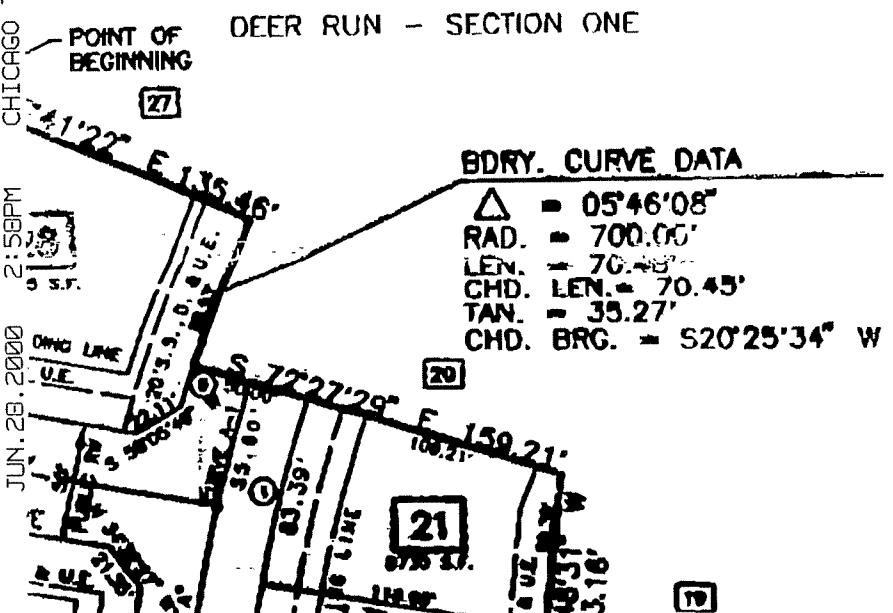
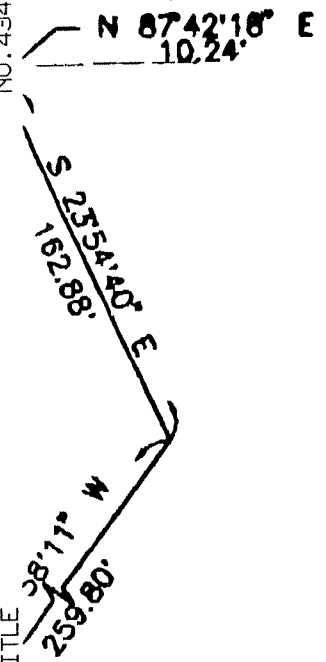
112.63'

FINAL PLAT FOR

DEER RUN SUBDIVISION

SECTION TWO

CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA



LEGEND :

- 10 LOT NUMBER
- 7201 S.F. LOT SQUARE FOOTAGE
- S.S., D. & U. E. SANITARY SEWER, DRAINAGE AND UTILITY
- D. & U. E. DRAINAGE AND UTILITY EASEMENT
- L. E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- 17 LOT CURVE DATA
- CURVE "B" CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- ▲ SECTION CORNER

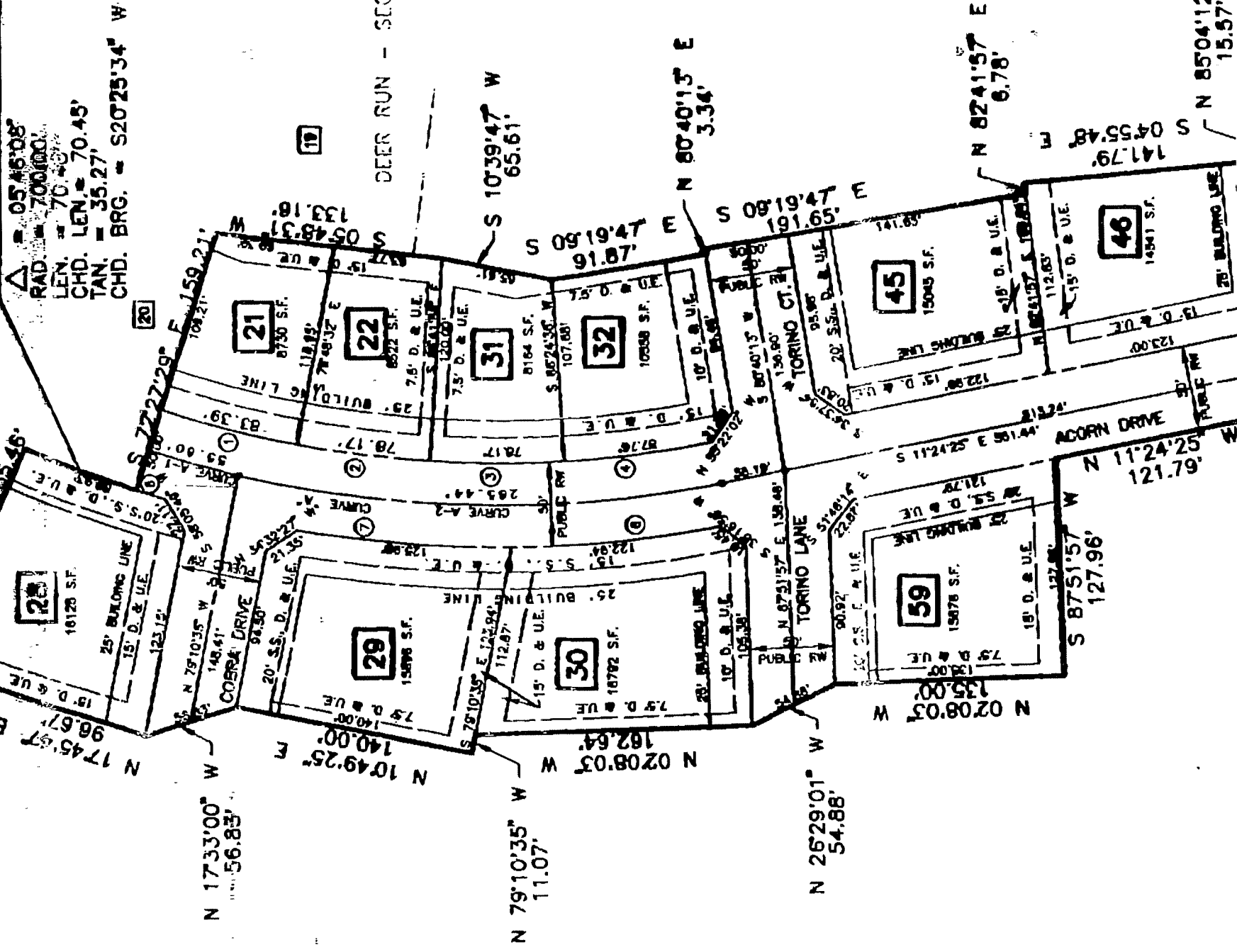
DEER RUN - SECTION ONE

S 25°00'06" W 25.14'
 N 25°00'06" E 37.27'
 N 17°45'57" E 98.67'
 N 17°33'00" W 56.83'
 N 79°10'35" W 11.07'
 N 02°08'03" W 162.64'
 N 26°29'01" W 54.88'
 S 25°00'06" W 25.14'
 N 25°00'06" E 37.27'
 N 17°45'57" E 98.67'
 N 17°33'00" W 56.83'
 N 79°10'35" W 11.07'
 N 02°08'03" W 162.64'
 N 26°29'01" W 54.88'

BDRY. CURVE DATA

△ 05°46'08"
 RAD. = 700.000'
 LEN. = 70.45'
 CHD. LEN. = 70.45'
 TAN. = 35.27'
 CHD. BRG. = S20°25'34" W

DEER RUN - SECTION ONE



N 85°04'12" E 15.57'

N 82°41'57" E 6.78'

N 80°40'13" E 3.34'

S 10°39'47" W 65.61'

S 09°19'47" E 91.87'

S 08°19'47" E 191.65'

S 04°55'48" E 141.79'

N 82°41'57" E 6.78'

S 15° D. & U.E. 112.85'

S 15° D. & U.E. 123.00'

S 11°24'25" E 521.44'

N 11°24'25" W 121.79'

S 87°51'57" W 127.96'

N 02°08'03" W 135.00'

N 07°51'57" E 138.48'

S 15° D. & U.E. 127.88'

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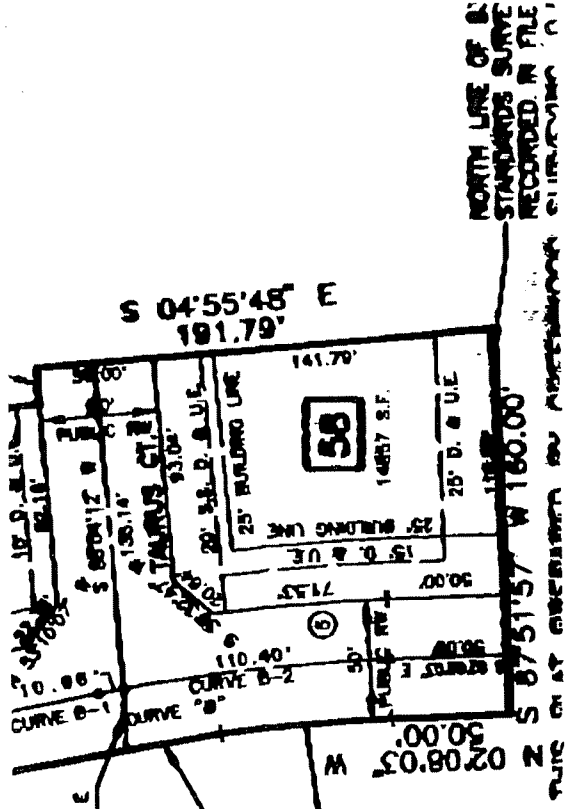
S 15° D. & U.E. 127.88'

S 15° D. & U.E. 127.88'

S 15° D. & U.E. 127.88'

BDRY. CURVE DATA

Δ = 05°32'51"
 RAD. = 725.00'
 LEN. = 70.20'
 CHD. LEN. = 70.17'
 TAN. = 35.13'
 CHD. BRG. = N 04°54'28" W



D-71B

VISION PROPERTY, INDIANA

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREWITH, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE MERIDIAN PLAT.

WITNESS MY HAND AND SEAL THIS 26TH DAY OF AUGUST, 1997.

NEW LIFESTYLE DEVELOPMENT INC.

[Signature]
K. MAY JOHNSON
PRESIDENT

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR JOHNSON COUNTY, INDIANA PERSONALLY APPEARED H. MAY JOHNSON PRESIDENT OF NEW LIFESTYLE DEVELOPMENT INC. AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESSED MY HAND AND SEAL THIS 26TH DAY OF AUGUST, 1997.

[Signature]
LINDA K. FOX
NOTARY PUBLIC



MY COMMISSION EXPIRES: 3-12-2001
RESIDING IN JOHNSON COUNTY

LINDA K. FOX
NOTARY TYPED OR PRINTED

ENTERED FOR TAXATION THIS 11TH DAY OF Sept, 1997.

[Signature]
DEBORAH A. SMITH, CLERK
JOHNSON COUNTY, INDIANA

NO 97020254 RECEIVED FOR RECORD THIS 11TH DAY OF September
1997 AT 9:28 AM AND RECORDED IN PLAT BOOK D PAGE 11 A & B

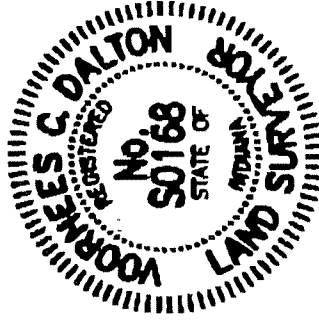
(D) SIDE YARDS - THE SIDE YARD SETBACK LINE SHALL NOT BE LESS THAN AN AGGREGATE OF FOURTEEN (14) FEET, HOWEVER, NO SIDE YARD SHALL BE LESS THAN SIX (6) FEET FROM THE SIDE LINES OF THE LOT.

(E) REAR YARDS - REAR YARD SETBACKS SHALL BE AT LEAST FIFTEEN (15) FEET FROM THE REAR LOT LINE.

(F) EACH OF THESE LOTS HAS THE POTENTIAL TO BE SUBDIVIDED CREATING A ZERO LOT LINE SEPARATING THE ATTACHED TWO FAMILY GARDEN DWELLING INTO TWO INDIVIDUAL OWNERSHIP OF EACH PARCEL.

THIS DIAT DECIDED BY ADOPTING A SUBDIVISION MAP A PROPOSED 20' REAR YARD SETBACK LINE

WITNESS MY HAND AND SEAL THIS 13TH DAY OF AUGUST, 1987.



Voorhees C. Dalton
VOORHEES C. DALTON - R.L.S. - INDIANA No. 50168

FOR SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS
SEE MISCELLANEOUS RECORDS INSTRUMENT NUMBER 9700162 AND Amended 97002952
IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

COVENANTS

1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DEER RUN SUBDIVISION SECTION TWO

2.) THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT) AND "SANITARY SEWER EASEMENT". THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN 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.

CITY OF FRANKLIN, JOHNSON COU

- 3.) 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 FRANKLIN FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES 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.
- 4.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN 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 1965.
- 5.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-4-WAY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR BROR STREET AND 50 FEET FOR ARTERIAL STREETS), OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-4-WAY LINES EXTENDED.
- 6.) THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-4-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 70 FROM THE CORNER LOTS.
- 7.) STORM WATER DETENTION EASEMENTS SHOWN ON THE PLAT ARE FOR THE COMMON GOOD OF ALL LOT OWNERS IN THIS PLAT AND SHALL BE MAINTAINED BY THE LOT OWNERS.
- 8.) DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADSWAYS AND WITHIN THE RIGHT-4-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 PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOOLED GRESSEWAYS, OR OTHER NO-ERODING SURFACES, WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT THE 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.
- 9.) 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.
- 10.) PUBLIC STREETS - THE STREETS AND PUBLIC RIGHT-OF WAYS SHOWN HEREIN, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE CARRIED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.

11.) DEFINITIONS

- (A) SIDELINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF

- 3.) 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 FRANKLIN FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITY AND TO THE EASEMENT HEREBY 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.
- 4.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN 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 1968.
- 5.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT ELEVATION BETWEEN 2.8 AND 8 FEET ABOVE THE STREET, SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-A-WAY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREET AND 50 FEET FOR ARTERIAL STREETS), OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-A-WAY LINES EXTENDED.
- 6.) THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-A-WAY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 70 FEET FROM THE CORNER LOTS.
- 7.) STORM WATER DETENTION EASEMENTS SHOWN ON THE PLAT ARE FOR THE COMMON GOOD OF ALL LOT OWNERS IN THIS PLAT AND SHALL BE MAINTAINED BY THE LOT OWNERS.
- 8.) DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADSWAYS AND WITHIN THE RIGHT-A-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 PUBLIC WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOODED GRASSWAYS, OR OTHER NO-FLOODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT THE 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.
- 9.) 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.
- 10.) PUBLIC STREETS - THE STREETS AND PUBLIC RIGHT-OF-WAYS SHOWN HEREIN, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.
- 11.) DEFINITIONS
- (A) SIDELINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ADJUTS TO THE NEAR LINE OF SAID LOT.
- (B) REAR LINE - MEANS THE LOT BOUNDARY LINE THAT IS FARTHEST FROM AND SUBSTANTIALLY PARALLEL TO THE ROAD ON WHICH THE LOT ADJUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM EITHER ADJUTING ROAD.
- (C) FRONT YARDS - THE FRONT BUILDING SETBACKS SHALL BE TWENTY-FIVE (25) FEET AS SET FORTH UPON THIS PLAT

No. S0168

080 97002352

Jean Harrison
JEAN HARRISON RECORDER
JOHNSON COUNTY, INDIANA

COPY RECEIVED BY COUNTY ASSESSOR

Marla Nash
MARLA NASH

AFTER HAVING GIVEN PUBLIC NOTICE OF THE TIME, PLACE AND NATURE OF HEARING ON THE APPLICATION FOR PRIMARY APPROVAL OF THIS SUBDIVISION BY PUBLICATION IN THE DAILY JOURNAL MORE THAN TEN (10) DAYS BEFORE THE DATE SET FOR HEARING THEREON, UNDER AUTHORITY PROVIDED BY CHAPTER 136, ACTS 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS SUPPLEMENTAL AND AMENDATORY THEREOF, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE CITY OF FRANKLIN PLAN COMMISSION MEETING HELD ON 23 DAY OF May, 1958.

CITY OF FRANKLIN PLAN COMMISSION