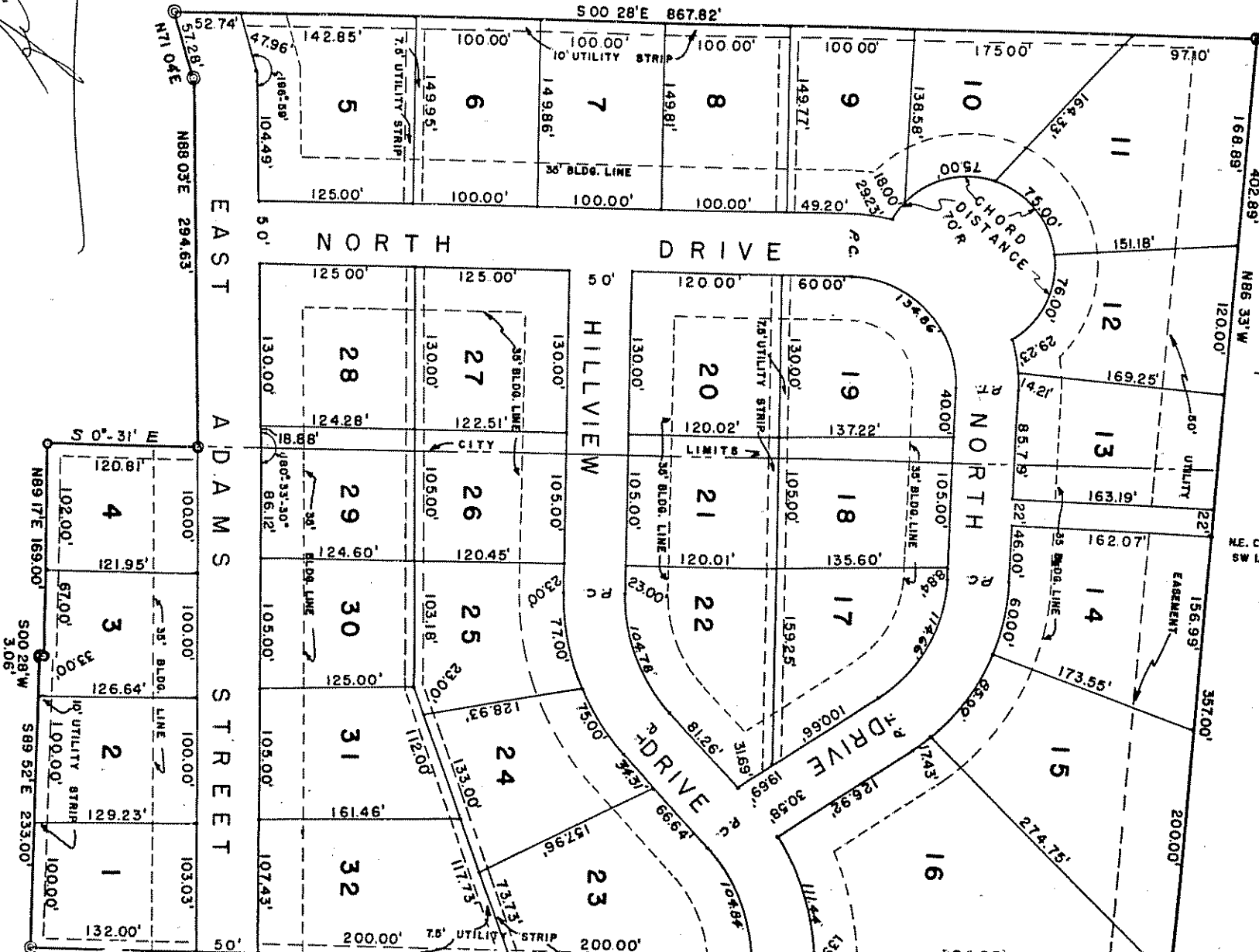


GREEN SUBDIVISION

FRANKLIN, INDIANA

Keep in Master file



NE. COR. NW 1/4
SW 1/4 13-12-4

GREEN SUBDIVISION

Franklin, Indiana

KNOW ALL MEN BY THESE PRESENTS, That Central L. and M. Supply Company, Incorporated, by Robert M. Bryant, President, and Roger H. Bryant, Secretary, acting by and through the authority of the Board of Directors of said Corporation, and being the owner in fee simple of the following described real estate in Johnson County, State of Indiana, To-Wit:

A part of the northeast quarter of the southwest quarter and a part of the northwest quarter of the southwest quarter of Section 13, Township 12 North, range 4 east of the 2nd principal meridian, described as follows:

Beginning at the northeast corner of said northwest quarter of said southwest quarter of said section; thence north 86 degrees 33 minutes 00 seconds west on and along the north line of said quarter quarter 402.89 feet; thence south 00 degrees 28 minutes 00 seconds east 867.82 feet; thence north 71 degrees 04 minutes 00 seconds east 57.28 feet; thence north 88 degrees 03 minutes 00 seconds east 294.63 feet; thence south 00 degrees 31 minutes 00 seconds east 120.81 feet; thence north 89 degrees 17 minutes 00 seconds east 169.00 feet; thence south 00 degrees 28 minutes 00 seconds west 3.06 feet; thence south 89 degrees 52 minutes 00 seconds east, said point being on the west line of Portteus Subdivision; thence north 00 degrees 00 minutes 00 seconds east 916.00 feet to the north line of said quarter; thence north 86 degrees 33 minutes 00 seconds west on and along said north line 357.00 feet to the place of beginning, containing 15.18 acres, more or less, subject to all legal easements and rights-of way.

Do hereby make, plat, subdivide, lay off and dedicate said real estate into lots in accordance with this plat, which subdivision shall be known as the "GREEN SUBDIVISION", near the City of Franklin, Indiana.

That the lots contained in this plat shall be subject to the following restrictions, which restrictions shall be considered and hereby declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, place, or permitted to remain 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 three automobiles.
2. No dwelling shall be permitted on any lot the ground floor area of which is less than 1200 square feet for a one-story dwelling or less than 900 square feet for a two-story dwelling, exclusive of open porches, breezeways, and garages.
3. For every dwelling built in the subdivision there shall be a minimum lot area therefor of 10,000 square feet.
4. No dwelling shall be located on any lot nearer to the front or side building setback lines than shown on the recorded plat. No detached garage or other permitted accessory building shall be permitted to be located nearer than six feet to an interior lot line.

5. Dwellings of the prescribed size may be erected on any of the lots in said subdivision, providing the setback lines are observed.
6. Easements for installation and maintenance of utilities, sewage, and drainage facilities are reserved as shown on the recorded plat.
7. No manufacturing, noxious, offensive or illegal activity shall be carried on upon any lot, or any business activity of any kind, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
8. No structures 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.
9. The restrictions and covenants are to run with the land and shall be binding on all parties and persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time these covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain the violation or to recover damages. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which remain, all of which shall remain in full force and effect.

IN WITNESS WHEREOF, CENTRAL L. AND M. SUPPLY COMPANY, INCORPORATED, by Robert M. Bryant, President, and Roger H. Bryant, Secretary, acting by and through authority of the Board of Directors of said Corporation, and executed, acknowledged, and attested this plat and affixed the Corporate Seal this 21st day of May 1957.

Robert M. Bryant, President (S) Roger H. Bryant, Secretary (S)

STATE OF INDIANA SS
COUNT OF JOHNSON

Before me, the undersigned Notary Public in and for said County and state, this 21st day of May 1967, personally appeared the within named Robert M. Bryant, President, and Roger H. Bryant, Secretary, respectively, of CENTRAL L. AND M. SUPPLY COMPANY, INCORPORATED (an Indiana Corporation), and as such president and secretary, and for and on behalf of said Corporation, acknowledged the execution and dedication of the foregoing plat.

WITNESS my hand and Notarial Seal this 21st day of May 1957.

James O. Freese (S)
Notary Public

My commission expires 22 April 1961.