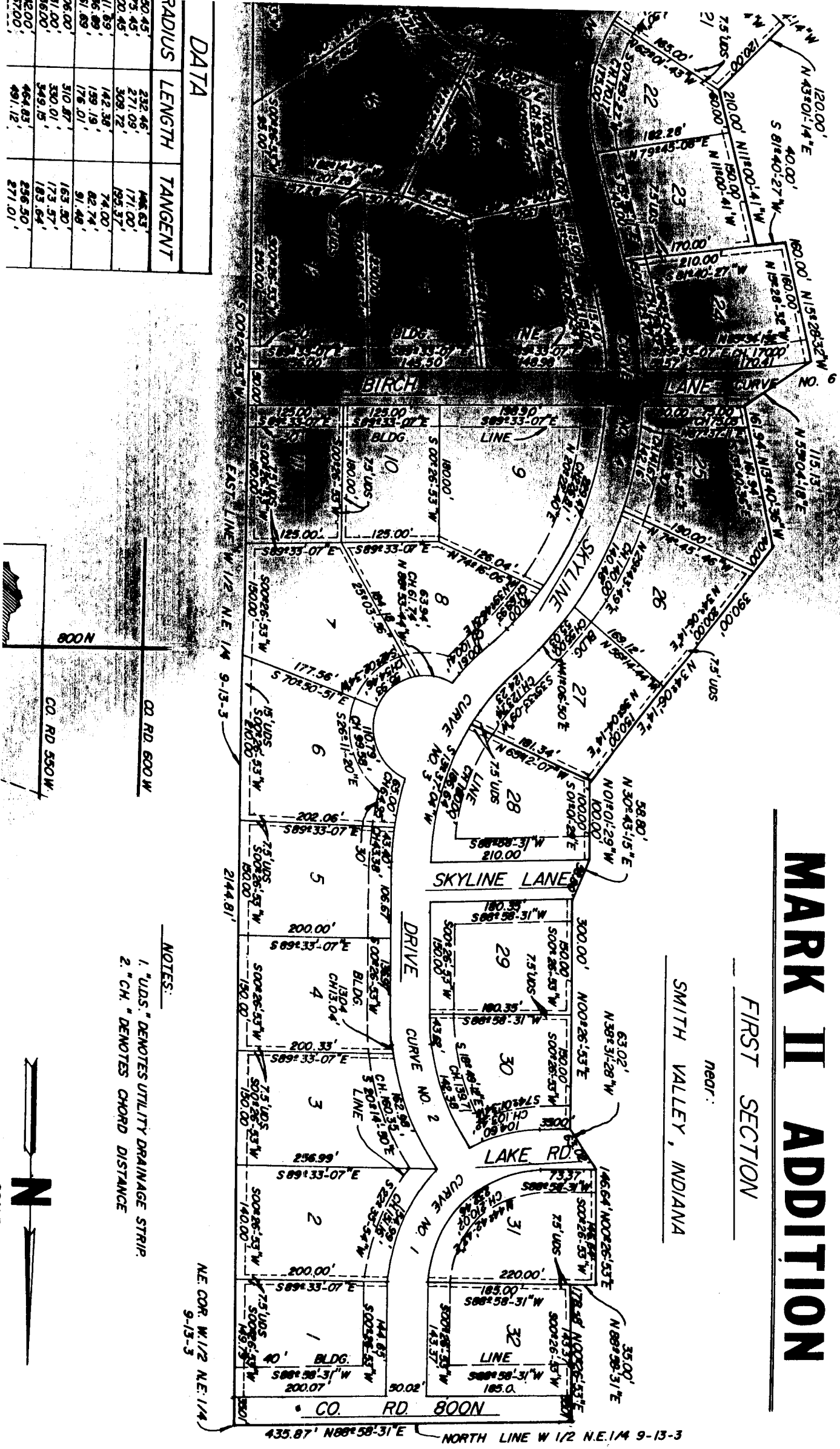


# MARK II ADDITION

FIRST SECTION

NEAR:

SMITH VALLEY, INDIANA



| RADIUS  | LENGTH  | TANGENT |
|---------|---------|---------|
| 232.46' | 448.63' |         |
| 5.45'   | 271.09' |         |
| 308.72' | 183.37' |         |
| 142.38' | 74.00'  |         |
| 159.19' | 82.74'  |         |
| 176.01' | 91.48'  |         |
| 510.87' | 163.30' |         |
| 530.01' | 173.57' |         |
| 549.15' | 183.64' |         |
| 464.63' | 236.50' |         |
| 491.12' | 271.01' |         |

- NOTES:
1. "UDS" DENOTES UTILITY DRAINAGE STRIP
  2. "CH." DENOTES CHORD DISTANCE

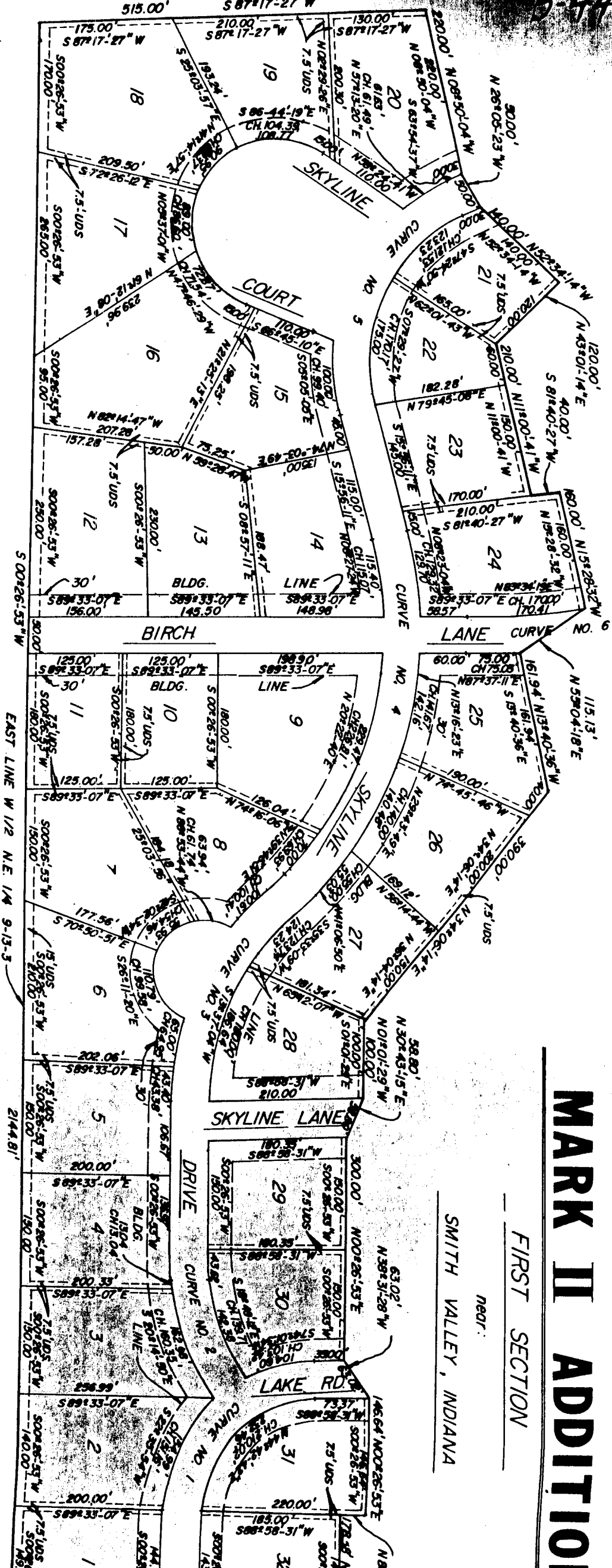


# MARK II ADDITION

FIRST SECTION

SMITH VALLEY, INDIANA

near:

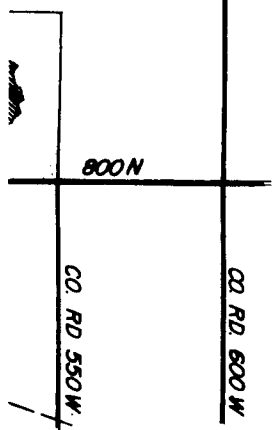


| CURVE DATA |           |         |         |
|------------|-----------|---------|---------|
| CURVE NO   | DELTA     | RADIUS  | TANGENT |
| 1          | 89°31'38" | 150.45' | 232.46' |
| 2          | 39°32'09" | 211.89' | 142.38' |
| 3          | 43°52'13" | 406.00' | 310.87' |
| 4          |           | 431.00' | 431.00' |
| 5          |           | 456.00' | 349.15' |
| 6          |           | 442.00' | 464.83' |

NOTES:

- 1. "UDS." DENOTES UTILITY DRAINAGE STRIP
- 2. "CH." DENOTES CHORD DISTANCE

NE COR. W. I  
9-13-



KNOW ALL MEN BY THESE PRESENTS: THAT C.E. WALTERS AND RICHARD D. MUIR, Co-TRUSTEES, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 26 MINUTES 53 SECONDS WEST ON AND ALONG THE EAST LINE OF THE SAID HALF QUARTER SECTION 2144.81 FEET; THENCE SOUTH 87 DEGREES 17 MINUTES 27 SECONDS WEST 515.00 FEET; THENCE NORTH 08 DEGREES 50 MINUTES 04 SECONDS WEST 220.00 FEET; THENCE NORTH 26 DEGREES 08 MINUTES 23 SECONDS WEST 50.00 FEET; THENCE NORTH 52 DEGREES 34 MINUTES 14 SECONDS WEST 140.00 FEET; THENCE NORTH 43 DEGREES 01 MINUTES 14 SECONDS EAST 120.00 FEET; THENCE NORTH 11 DEGREES 00 MINUTES 41 SECONDS WEST 210.00 FEET; THENCE SOUTH 81 DEGREES 40 MINUTES 27 SECONDS WEST 40.00 FEET; THENCE NORTH 13 DEGREES 40 MINUTES 26 SECONDS WEST 161.94 FEET; THENCE NORTH 34 DEGREES 06 MINUTES 14 SECONDS EAST 115.13 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 36 SECONDS WEST 100.00 FEET; THENCE NORTH 30 DEGREES 43 MINUTES 15 SECONDS EAST 58.80 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 53 SECONDS EAST 300.00 FEET; THENCE NORTH 38 DEGREES 31 MINUTES 28 SECONDS WEST 63.02 FEET; THENCE NORTH 00 DEGREES 26 MINUTES 53 SECONDS EAST 146.64 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 31 SECONDS EAST 30 FEET TO THE NORTH LINE OF THE SAID HALF QUARTER SECTION; THENCE NORTH 88 DEGREES 58 MINUTES 31 SECONDS EAST ON AND ALONG THE SAID NORTH LINE 435.07 FEET TO THE PLACE OF BEGINNING CONTAINED HEREIN.

DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH SUBDIVISION SHALL BE KNOWN AS "MARK TWO" IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA.

THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE PLAT OR ANY PORTION THEREOF 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 ERRECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF (1½) STORIES IN HEIGHT AND AN ATTACHED GARAGE FOR NOT MORE THAN TWO (2) CARS. DETACHED BUILDINGS OR DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED ON ANY LOT.
2. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION, NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART 11.
3. 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 1,350 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1,000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
4. 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 10 FEET TO AN INTERIOR LOT LINE, FOR THE PURPOSES 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 ENCRUCH UPON ANOTHER LOT.
5. NO RESIDENCE SHALL BE BUILT ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THE RECORDED PLAT.
6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR 7.5 FEET OR EACH LOT.
7. AT NO TIME SHALL ANY UNLICENSED, UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.
8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.
9. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. NOR SHALL A PARTIALLY COMPLETED DWELLING BE PERMITTED.
10. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE, NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE THEN RECORDED OWNERS OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES.
11. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
12. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 30 FEET TO ANY STREET LINE.
13. OBSTRUCTIONS SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS. THESE AREAS SHALL BE PRESERVED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, ON FILE WITH THE JOHNSON COUNTY PLAN COMMISSION.
14. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS APPROVED BY JOHNSON COUNTY AND IS LOCATED, DESIGNED, AND CONSTRUCTED IN ACCORDANCE WITH REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.
15. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT 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.
16. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, 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 ERRECTED, MAINTAINED OR PERMITTED UPON ANY LOT.
17. 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 BRED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

No. 004842  
 RECEIVED FOR RECORD THIS 6 DAY OF June, 1973, AT 11:15A.M., AND RECORDED IN PLAT BOOK 7 PAGE NO. 61  
 FEE 5.00

Mary Etta Houghland  
 MARY ETTA HOUGHLAND, RECORDER  
 JOHNSON COUNTY, INDIANA

For Judgment see Misc.  
 Rec. 52 page 881

- 8. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE, OTHER WASTE SHALL NOT BE KEPT, EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
- 9. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS 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. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
- 10. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID 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 THEM IN WHOLE OR IN PART.
- 11. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
- 12. ANY FIELD TITLE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED CO-TRUSTEES  
 THIS 1st DAY OF JUNE, 1973.

By C. E. Walters  
 C. E. WALTERS, CO-TRUSTEE

By Richard D. Muir  
 RICHARD D. MUIR, CO-TRUSTEE

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT C. E. WALTERS AND RICHARD D. MUIR, CO-TRUSTEES, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS THEIR VOLUNTARY ACT AND DEED,  
 THIS 1st DAY OF June, 1973.

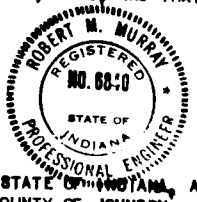
WITNESS MY HAND AND NOTARIAL SEAL.

Georgia H. Nuckels  
 NOTARY PUBLIC

COMMISSION EXPIRES  
9-11-75

I, ROBERT M. MURRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN APRIL, 1973, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN.

Robert Murray  
 ROBERT M. MURRAY  
 REGISTERED ENGINEER NO. 8840



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD April 16, 1973.  
 JOHNSON COUNTY PLAN COMMISSION

Marlin Prince  
 MARLIN PRINCE, CHAIRMAN

James D. Barnett  
 JAMES D. BARNETT, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 21st DAY OF MAY, 1973.

Glen Sanders  
 GLEN SANDERS

Norman McMillin  
 NORMAN McMILLIN

Maurice McCarty  
 MAURICE MCCARTY

ENTERED FOR TAXATION THIS 6th DAY OF June, 1973.

June M. Wood  
 JUNE M. WOOD, AUDITOR  
 JOHNSON COUNTY, INDIANA

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD THIS 21st DAY OF MAY, 1973.

Maurice McCarty  
 MAURICE MCCARTY

Norman McMillin  
 NORMAN McMILLIN

Glen Sanders  
 GLEN SANDERS