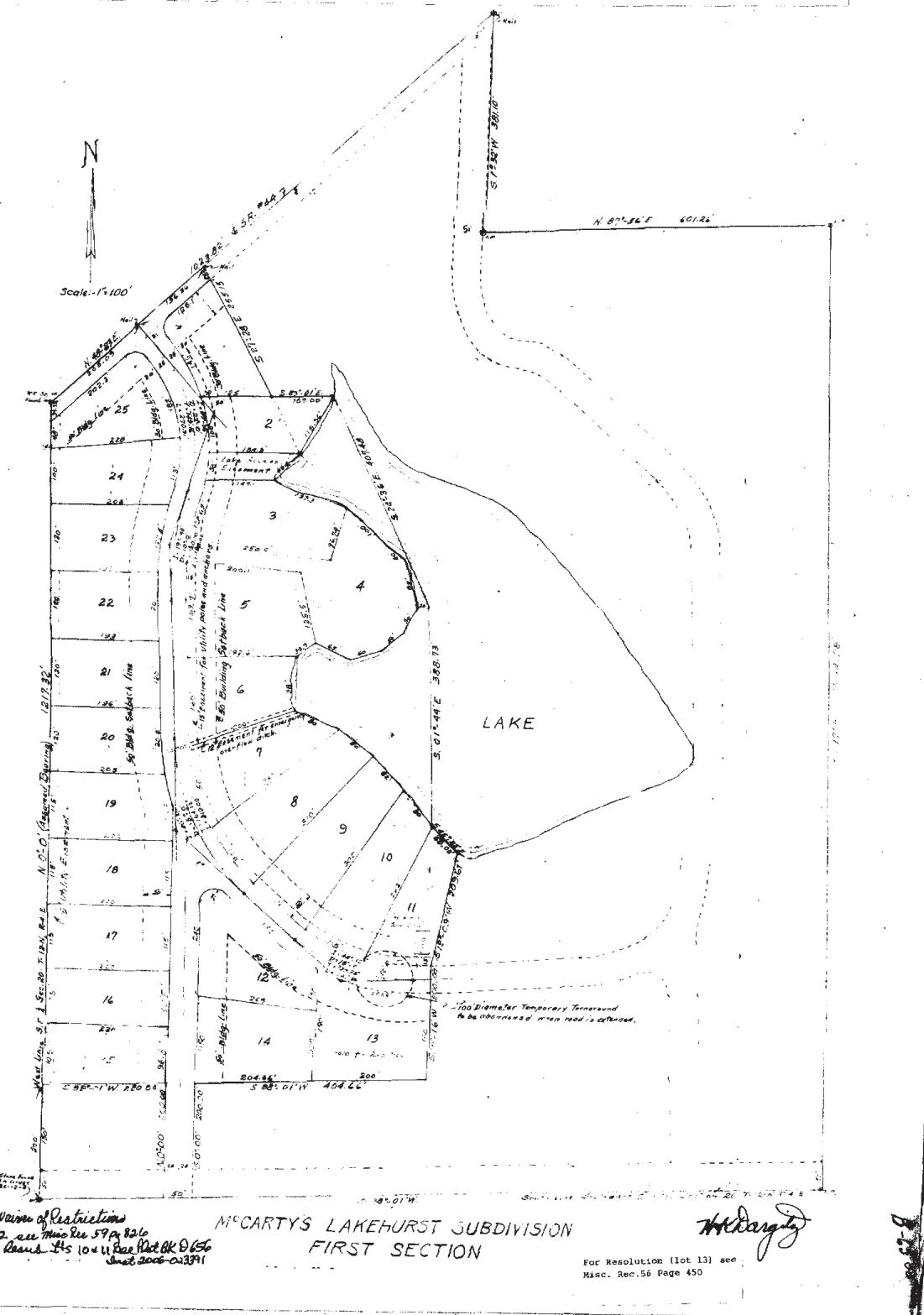


Book: B Page: 65 Instrument Number: 1957-000065 Seq: 1



In the undersigned, hereby certify that the above plat is the old correct, representing a subdivision of a part of the west half of the southeast quarter of Section 20, Township 22 North, Range 4 East and more particularly described as follows: Beginning at a point in the west line of said quarter section, said point being 20.00 feet north of the southwest corner thereof; thence N. 07° 01' E., to add a point and walk line a distance of twelve hundred seventeen and thirty-two hundredths (1217.32) feet to a point in the centerline of State Road No. 44; thence N. 49° 24' E., to a point and bend line a distance of three hundred sixty-one and forty-five hundredths (361.45) feet to a point; thence S. 27° 28' E., a distance of one hundred fifty-five and fifteen hundredths (155.15) feet to a point; thence S. 69° 31' E., a distance of one hundred seven and no hundredths (107.00) feet to a point; thence S. 24° 36' E., a distance of four hundred seven and four hundredths (407.04) feet to a point; thence S. 1° 44' E., a distance of three hundred eighty-eight and seventy-three hundredths (388.73) feet to a point; thence S. 42° 44' E., a distance of two hundred twenty-four and six hundredths (224.06) feet to a point; thence S. 20° 16' E., a distance of four hundred four and sixty-six hundredths (404.66) feet to a point; thence S. 07° 00' E., a distance of two hundred and no hundredths (200.00) feet to a point; thence N. 07° 01' W., a distance of two hundred thirty and no hundredths (230.00) feet to the place of beginning, containing 19.23 acres, more or less, subject to all legal highways and right-of-way.

H. K. Dargatz

H. K. Dargatz - Registered Engineer #2973

Know all men by these presents, that James G. McCarty and Martha J. McCarty, husband and wife, of Johnson County, State of Indiana, being owners in fee simple of the following described real estate in Johnson County, State of Indiana, To-wit:

A part of the west half of the southeast quarter of Section 20, Township 22 North, Range 4 East and more particularly described as follows: Beginning at a point in the west line of said quarter section, said point being 20.00 feet north of the southwest corner thereof; thence N. 07° 01' (old correct) to add a point and walk line a distance of twelve hundred seventeen and thirty-two hundredths (1217.32) feet to a point in the centerline of State Road No. 44; thence N. 49° 24' E., to a point and bend line a distance of three hundred sixty-one and forty-five hundredths (361.45) feet to a point; thence S. 27° 28' E., a distance of one hundred fifty-five and fifteen hundredths (155.15) feet to a point; thence S. 69° 31' E., a distance of one hundred seven and no hundredths (107.00) feet to a point; thence S. 24° 36' E., a distance of four hundred seven and four hundredths (407.04) feet to a point; thence S. 1° 44' E., a distance of three hundred eighty-eight and seventy-three hundredths (388.73) feet to a point; thence S. 42° 44' E., a distance of two hundred twenty-four and six hundredths (224.06) feet to a point; thence S. 20° 16' E., a distance of four hundred four and sixty-six hundredths (404.66) feet to a point; thence S. 07° 00' E., a distance of two hundred and no hundredths (200.00) feet to a point; thence N. 07° 01' W., a distance of two hundred thirty and no hundredths (230.00) feet to the place of beginning, containing 19.23 acres, more or less, subject to all legal highways and right-of-way.

Do hereby make, plat, subdiv., lay off and dedicate said described real estate into lots and streets in accordance with the above plat hereto attached, which subdivisions shall be known and designated as McCarty's Lakewood Subdivision, First Section. The streets and portion of streets not heretofore dedicated are hereby dedicated to public use.

The ground floor areas (15) feet in width, as shown on this plat, represent easements for the construction of and access to utilities and are hereby reserved for the use of public utility companies for the installation of poles, poles, wires, cables, drains, pipes and sewers, subject at all times to the authority of the proper civil officials and to the reasonable use of such public utility companies. No permanent or other structure shall be erected or maintained on said strips, but such owners shall take their titles subject to the rights of such public utilities and to the rights of the owners of other lots in this subdivision.

All lots in this subdivision, for ingress and egress, along, across and through the several strips so reserved.

All lots in this subdivision, for ingress and egress, along, across and through the several strips so reserved.

No hotel, motel, building, boarding house, rooming house, double house, duplex, semi-detached building or buildings or any kind for commercial use shall be erected, placed or maintained on any of said residential lots in this subdivision.

No hotel, motel, building, boarding house, rooming house, double house, duplex, semi-detached building or buildings or any kind for commercial use shall be erected, placed or maintained on any of said residential lots in this subdivision.

No structure of either a temporary or permanent nature shall be erected, placed or maintained upon any lot or lots in this subdivision unless they conform in every respect to the regulations and requirements of the Johnson County Zoning and Building Code or to the regulations and requirements of any other legal authority having jurisdiction.

No structure, except as hereinabove provided for the use of the builder, shall be erected, placed or maintained on any lot or lots in this subdivision having a ground floor area, exclusive of one-story open porches, garages and tool houses, of less than twelve (12) hundred square feet in the case of a one-story structure nor less than nine hundred (900) square feet of habitable first floor area in the case of one and one-half or two stories structures, provided that no structure having a one-story area shall have less than an aggregate of twelve hundred (1200) square feet of finished habitable floor area.

Building lines shall be set back from the street property lines as herein established, between which lines and the street property lines there shall be created or maintained no structures of any kind, or part thereof, other than a one-story open porch and/or decorative fence hereinafter described.

No building, structure or appurtenance thereto, except fence, shall be erected, placed or maintained within fifteen (15) feet of any side lot line unless approved by the legal authority having jurisdiction thereof. Where buildings or structures are constructed or placed on more than one single lot, this restriction shall apply to the side lot lines of each of the multiple lots so occupied. No residence, building or structure, including breezeways and attached garages, shall be of a width greater than eight (8) percent of the frontage of the lot or lots upon which it is situated.

Fence shall be erected on or along any lot line not open to the public way, including village, town and air. All fences shall be of substantial construction, kept in good repair and reasonably erected to enclose the property and decorate the same with a binding attractive to the eye. A privacy fence, wall hedge, shrub planting or other vegetation shall be placed or permitted to remain which obstructs sight lines at elevations between three (3) and six (6) feet above the roadway, within the area between the street property line and the building line. No trees or trees shall be permitted to remain within said area unless the fall line is at least six (6) feet above the height to prevent the obstruction of sight lines.

No oil drilling, oil development operations, 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 erected, maintained or permitted upon any lot.

No animals shall be erected, maintained or permitted upon any lot, except that dogs, cats or other household pets may be kept provided that same are not kept loose or unattended for any considerable time.

No spirits, viands, malt or intoxicating liquor shall be sold or bartered upon any lot or lots in this subdivision. No conduct or offensive activity shall be carried on or upon any lot or lots, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Land used for this subdivision shall be maintained for the exclusive use of the owners of the lots in this subdivision and their guests and the lot owners and their guests subsequently located on land around said lot, the same boundaries being set forth within the boundaries of the subdivision. Land used for this subdivision shall be taxed for the entire area within the boundaries of the subdivision, and the tax shall be apportioned among the lot owners and their guests subsequently located on land around said lot. The tax on the assessed value of the land, fifty (50) feet in width has been laid and provided for all said lot owners not fronting directly upon said land. Each and every said lot owner shall be liable to assessment for his proportionate share of the cost of maintenance of said lake, including adequate liability insurance against accident in or upon said lake and its equipment. The administration of said maintenance and assessments therefore shall be the responsibility of a committee, composed of five lot owners, to be duly elected by a majority of the lot owners.

No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste. All such waste shall be kept in sanitary containers and disposed of in a sanitary manner.

No private or semi-public water supply and/or sewerage sewage disposal system may be constructed, placed or maintained upon or adjacent to any lot or lots in this subdivision, nor shall any such system be installed in compliance with all of the rules, regulations and requirements of the Indiana State Board of Health and/or other legal authority having jurisdiction.

These covenants shall attach to and run with the land and shall be binding on all persons and all parties who may be under them for a period of twenty-five (25) years from the date these covenants are recorded, after which time these covenants shall be automatically extended for successive periods of ten (10) years, unless by a majority written vote of the then lot owners, it is agreed to change said covenants in whole or in part.

Invalidation of any of the foregoing covenants, provisions, restrictions or conditions by judgment or court order shall in no wise affect the validity of any of the other provisions, covenants, restrictions or conditions, which shall remain in full force and effect.

Witness our signature this 15 day of December, 1956.

Approved *J. G. McCarty* Approved *M. J. McCarty* Approved *R. J. Burgett* Approved *M. J. McCarty*
County of Johnson - S 5 Clerks Office Co. Auditor of Johnson Co. Auditor of Johnson Co.

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared James G. McCarty and Martha J. McCarty, and each separately and severally acknowledged the execution of the foregoing instrument as his and her voluntary act and deed for the use and purpose therein expressed and affixed their signatures thereto.

Witness my signature and seal this 15 day of December, 1956.

My commission expires Dec. 31, 1957.

Under authority provided by Chapter 176, Act of 1947 enacted by the General Assembly of the State of Indiana, this Plat was given approval by the County of Johnson, as follows:

Approved by the County Plan Commission at a meeting held on the 15 day of December, 1956.

Entry #C-8648 Recorded for record this 1 day of Jan 1957 at 9:00 a.m. P.M.
and recorded in Record 4 page 85 W. Russell P.O. Recorder Johnson County

For Waiver of Restrictions
Set 12 see this file 59 pg 826

Entered for taxation this 19th
day of Jan, 1957,

Robert J. Burgett
Auditor of Johnson Co.



The information in this database was provided by the Office of Foreign Asset Control (OFAC) of the US Treasury Department.

Note to FNF Employees: If a search of the OFAC SDN List results in a possible match with a name (or names) on the list, contact Escrow Administration for advice on how to proceed with the transaction.

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<http://www.treasury.gov/resource-center/faqs/Sanctions/Pages/directions.aspx>

For more information:

OFAC Hotline is: (202) 622-2490.

OFAC Website: <http://www.treas.gov/offices/enforcement/ofac/>

[Click Here to read the OFAC Step By Step Guide](#)

FinCEN Hotline is: (866) 556-3974.

FinCEN Website: <http://www.fincen.gov/>

SDN Publish Date: 09/30/2014

Person Search Entity Search

First Name

Last Name

 SNEDEGAR

No results found for SNEDEGAR

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