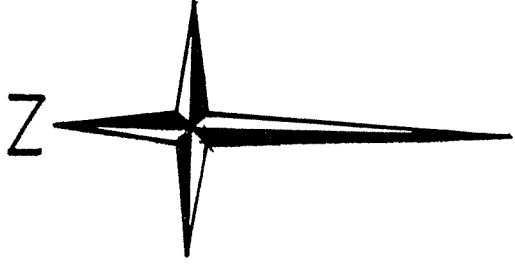


MANOR FIRST SECTION

FRANKLIN, INDIANA

Morgan



LEGEND

- — CONCRETE MONUMENT (4"X4" PRE-CAST)
- — LOT AREA

NOTE

ALL CORNER LOT DIMENSIONS ARE TO THE VERTEX OF A 15' RADIUS.

10' UTILITY STRIPS ARE RESERVED FOR UNDERGROUND PUBLIC UTILITIES ALONG ALL LOT LINES ADJACENT TO PLATTED STREET RIGHTS-OF-WAY.

12. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, OR GARBAGE. WASTE MATTER OR MATERIALS SHALL BE KEPT ONLY IN SANITARY CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

13. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATION BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.

14. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE.

15. ALL DRIVEWAYS BETWEEN THE STREET SURFACE AND THE RESIDENCE SHALL BE EITHER CONCRETE OR BITUMINOUS.

16. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE NECESSARY ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE SURFACE DRAINAGE.

17. ANY MOTOR VEHICLE WHICH IS IMPERATIVE AND NOT BEING USED FOR NORMAL TRANSPORTATION PURPOSES SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

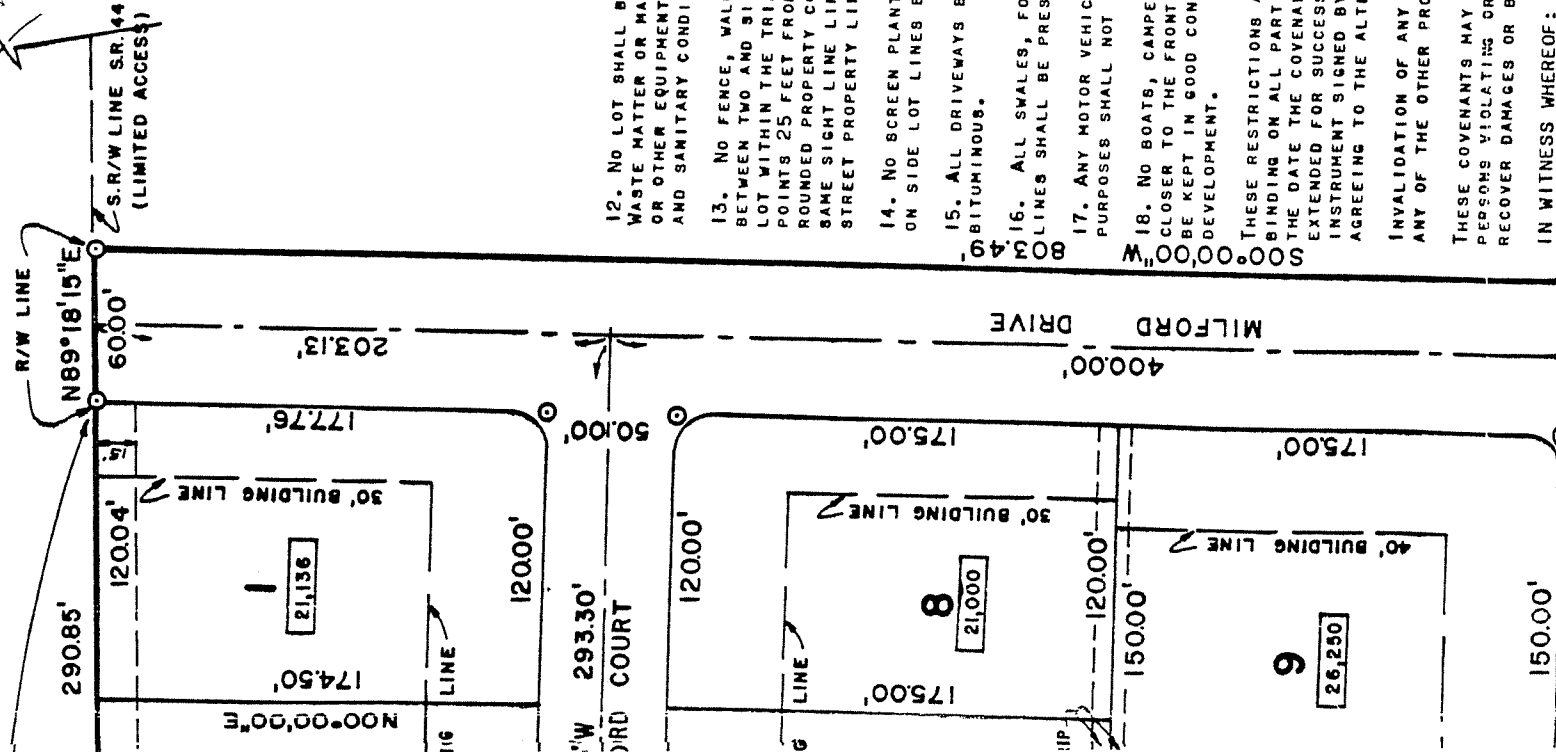
18. NO BOATS, CAMPER, CAMPING TRAILERS OR OTHER UNLICENSED VEHICLES SHALL BE PARKED ANY CLOSER TO THE FRONT PROPERTY LINE THAN THE REAR LINE OF THE RESIDENCE EXTENDED, AND SHALL BE KEPT IN GOOD CONDITION SO AS NOT TO BE UNSIGHTLY AND INCOMPATIBLE WITH RESIDENTIAL DEVELOPMENT.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS, AT ANY TIME FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IN THE PLAT IS RECORDED, AN AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

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

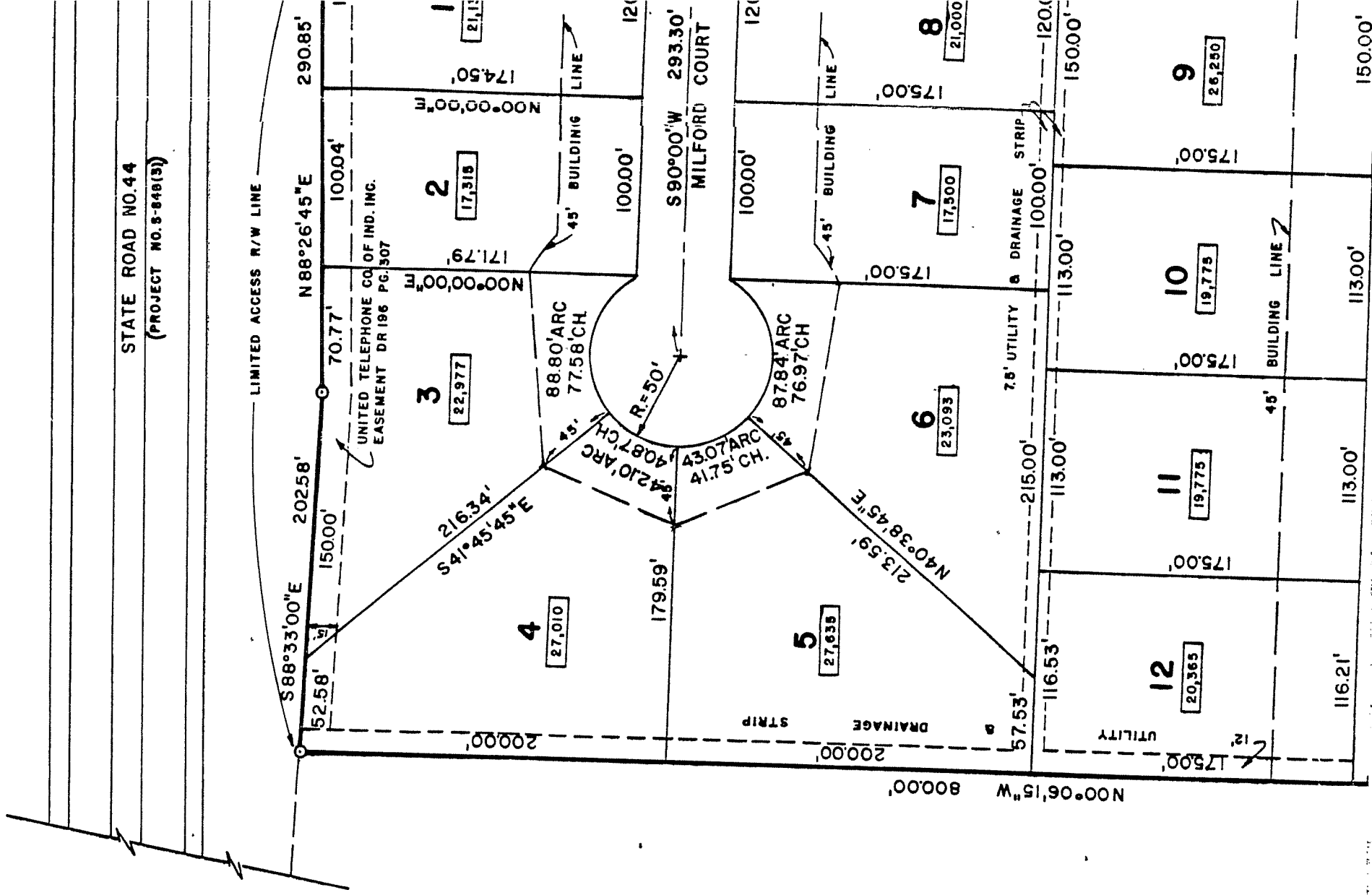
THESE COVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES OR BOTH.

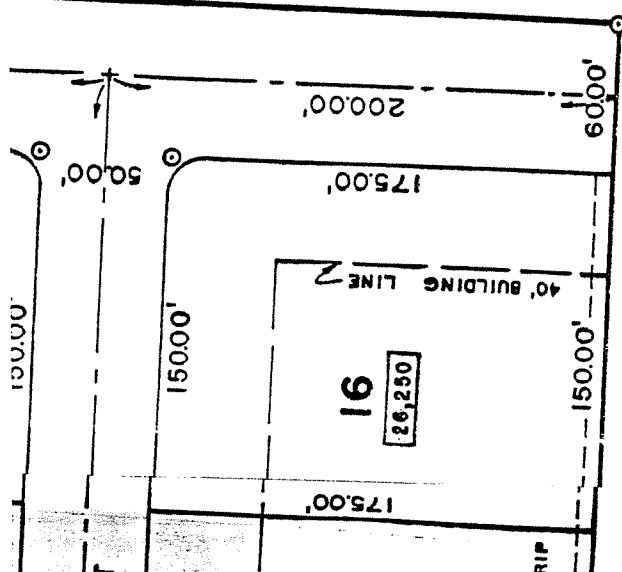
IN WITNESS WHEREOF: This instrument has been recorded.



B-459

MOZINGO MAN FRANCHISE



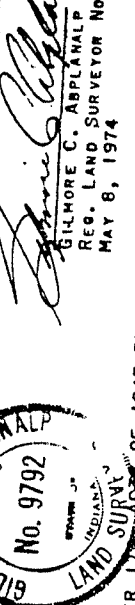


IN WITNESS WHEREOF: THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED, BYRON MOZINGO, MARY JO MOZINGO, THIS 7 DAY OF May, 1974.

Byron Mozingo
BYRON MOZINGO
STATE OF INDIANA, COUNTY OF JOHNSON) SS:
I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND OATHS IN THE STATE OF INDIANA, CERTIFY THAT BYRON MOZINGO AND MARY JO MOZINGO, APPEAR AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, AS THEIR DULY AUTHORITARY WITNESS MY HAND AND NOTARIAL SEAL, THIS 7 DAY OF May, 1974.

Martha Baker
MARTHETTA BAKER, NOTARY PUBLIC,
MY COMMISSION EXPIRES, JULY 28, 1977.

I, GILMORE C. ABPLANALP, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED IN APRIL, 1974.



UNDER AUTHORITY PROVIDED BY CHAPTER 117, SECTIONS 1-10 OF 1947 BY GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE NO. 636, ADOPTED DECEMBER 16, 1958 BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF FRANKLIN, INDIANA APPROVED: BY THE CITY PLAN COMMISSION, AT A MEETING HELD ON THE 9 DAY OF MAY, 1974.

Charles Beckman
CHARLES BECKMAN, MEMBER
Richard Sheek
RICHARD SHEEK, MEMBER
William Campbell
WILLIAM CAMPBELL, MEMBER
James Morris
JAMES MORRIS, MEMBER

APPROVED: BY THE BOARD OF PUBLIC WORKS AT A MEETING HELD ON THE 14 DAY OF May, 1974.
James R. Achter
JAMES R. ACHER, TH.
Joe McCracken
JOE MCCRACKEN

APPROVED: THIS 13 DAY OF May, 1974 BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA.
Leroy F. Heminger
LEROY F. HEMINGER
Donald F. Smith
DONALD F. SMITH
Ralph E. Alfors
RALPH E. ALFORS
Joseph P. Allen
JOSEPH P. ALLEN
John Vargo
JOHN VARGO
Joe McCracken
JOE MCCRACKEN
Loran E. Drake
LORAN E. DRAKE

ENTERED FOR TAXATION THIS 15th DAY OF May, 1974.
June M. Wood
JUNE M. WOOD
AUDITOR, JOHNSON COUNTY

NO. 014421
RECEIVED FOR RECORD THIS 15th DAY OF May, 1974, AT 11:45 A.M., AND RECORDED IN PLAT BOOK NO. 7, PAGE NO. 75.
FEE 65.00

4-22-91 For Vacation see Misc 63pg 456
4-22-91 For Ordinance vacating Public Right-of-Way see Misc 63pg 457

PHRESENTS: THAT BYRON MOZINGO AND MARY JO MOZINGO, HUSBAND AND WIFE, BEING THE OWNERS IN FEE OF THE FOREGOING DESCRIBED REAL ESTATE IN THE CITY OF JOHNSON COUNTY, INDIANA, TO-WIT:

LOT 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, BEING AS FOLLOWS:
N 15 DEGREES 37 MINUTES 30 SECONDS WEST 30 SECONDS
E 15 SECONDS WEST 727.96 FEET TO THE POINT OF BEGINNING
S 15 DEGREES 33 MINUTES 00 SECONDS WEST 800.00 FEET TO THE POINT OF BEGINNING
S 33 DEGREES 33 MINUTES 00 SECONDS EAST ON AND ALONG THE WEST LINE OF THE EAST 1/2 SECTION 16 NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST 15 SECONDS TO THE PLACE OF BEGINNING, CONTAINING 26,250 SQUARE FEET.

AS AN ADDITION TO BE KNOWN AS "MOZINGO LOTS" AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO THE FOLLOWING PURPOSES:

1. TO BE USED AS A DRIVEWAY OR PLACED ON ANY LOT, OTHER THAN LOT 4, FOR THE PURPOSE OF ACCESS TO THE GARAGE OR FOR NOT MORE THAN THREE CARS.

2. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

3. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

4. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

5. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

6. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

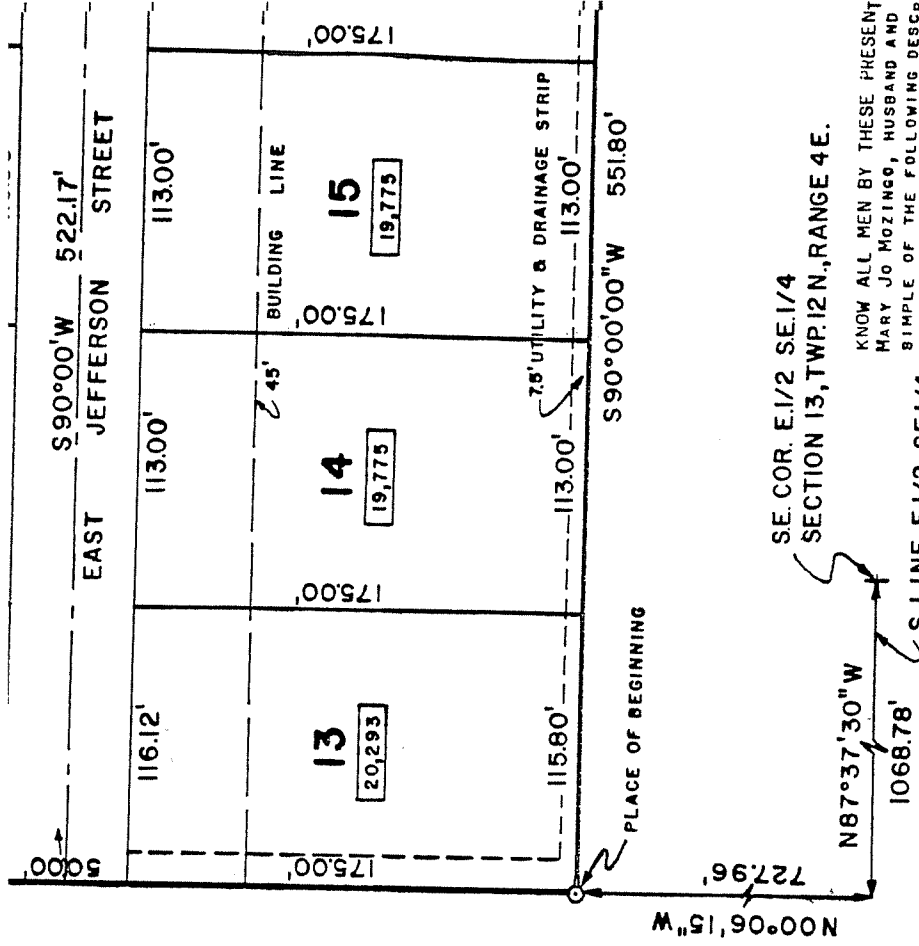
7. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

8. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

9. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

10. TO BE USED AS A DRIVEWAY, EXCLUSIVE OF ONE STORY OPEN PORCHES OR PATIOS, FOR NOT MORE THAN 1000 SQUARE FEET FOR A DRIVEWAY.

PREPARED BY
FREESE AND ABPLANALP
CIVIL ENGINEERS



SE. COR. E.1/2 SE.1/4
SECTION 13, TWP.12 N., RANGE 4 E.

KNOW ALL MEN BY THESE PRESENT
MARY JO MOZINGO, HUSBAND AND
SIMPLE OF THE FOLLOWING DESCR
FRANKLIN, JOHNSON COUNTY, INDI

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 12 NORTH, RANGE 4 EAST LOCATED IN THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 87 DEGREES BEARING) 1066.78 FEET FROM THE SAID SOUTHEAST CORNER; THENCE NORTH 00 DEGREES 06 MINUTES 15 SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF INDIANA STATE ROAD No. 44; THENCE SOUTH 88 DEGREES ALONG SAID RIGHT-OF-WAY LINE 202.58 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 45 SECONDS EAST 60.00 FEET ON AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF INDIANA STATE ROAD No. 44; THENCE 10.132 ACRES, MORE OR LESS.

HEREBY SUBDIVIDES SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS PLAT AS AN A MANOR FIRST SECTION", TO THE CITY OF FRANKLIN, INDIANA. ALL STREETS SHOWN ON THE PLAT AND HER DEDICATED TO PUBLIC USE, AND ALL OF THE LOTS CONTAINED IN SUCH PLAT OR ANY PORTION THEREOF SHA RESTRICTIONS.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERRECTED, ALT THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GAR
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1500 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS DWELLING OF MORE THAN ONE STORY.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 1 NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCRGOACH UPON ANOTHER LOT.
4. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET, NOR OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 17,000 SQUARE FEET.
5. THERE ARE STRIPS OF GROUND, THE WIDTHS OF WHICH ARE SHOWN ON THE PLAT AND MARKED UTILITY AN RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OT OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DO MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER
9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR ONE PROFESS ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMIT DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, M ANY LOT.
11. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, ER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERC