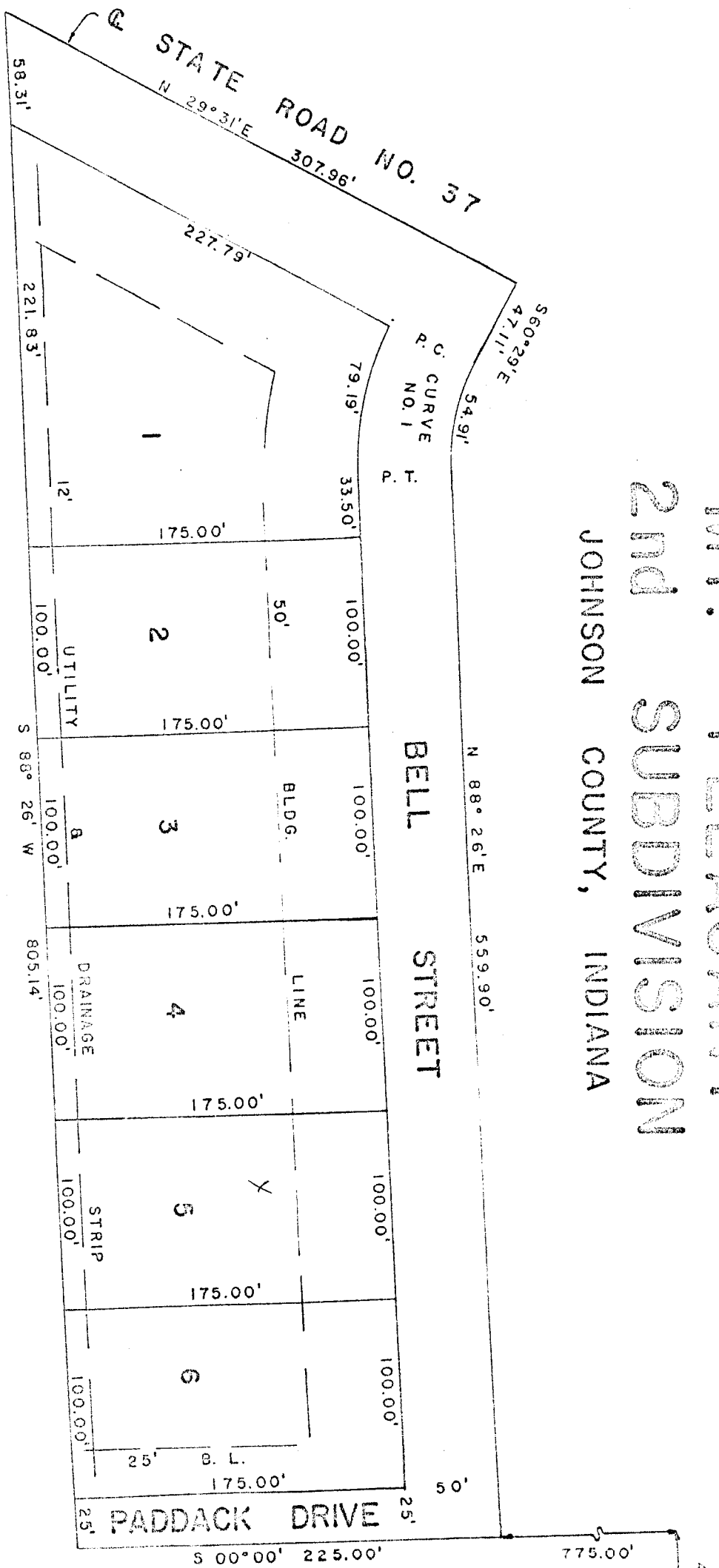


W. L. LEACHMAN

2nd SUBDIVISION

JOHNSON COUNTY, INDIANA

NE COR.
NE 1/4 NW
SEC. 33-1
33-14-3



CURVE		DATA			
NAME	LOC. LOCATION	BELTA	TANGENT	RADIUS	LENGTH
BELL STREET	1	OUTSIDE	31°05'	421.00'	82.09'
		INSIDE		101.02'	54.91'

BEFORE ALL THIS BY THESE PRESENTS, THE TRUSTEES OF W. L. LEACHMAN TRUSTIAN OF AND OF JOHN RIVER TOWNSHIP,
 AND A CORNER IN THE S.W. CORNER OF THE S.W. 1/4 CORNER 2 BELLS STREET IN DEER CREEK TOWNSHIP, COUNTY OF JOHNSON,
 STATE OF INDIANA, HAVE CAUSED TO BE DRAWN AND RECORDED THIS PLAT OF THE ABOVE AND QUANTITY OF LAND AS SHOWN BY THE PLAT HEREON,
 AND OF THE SEVERAL PARTS THEREOF, AS SHOWN BY THE PLAT HEREON.

IN WITNESS WHEREOF, THE TRUSTEES OF W. L. LEACHMAN TRUSTIAN OF AND OF JOHN RIVER TOWNSHIP,
 AND A CORNER IN THE S.W. CORNER OF THE S.W. 1/4 CORNER 2 BELLS STREET IN DEER CREEK TOWNSHIP, COUNTY OF JOHNSON,
 STATE OF INDIANA, HAVE CAUSED THIS PLAT OF THE ABOVE AND QUANTITY OF LAND AS SHOWN BY THE PLAT HEREON,
 AND OF THE SEVERAL PARTS THEREOF, AS SHOWN BY THE PLAT HEREON, TO BE DRAWN AND RECORDED THIS 14th DAY OF MARCH, 1933.

14. NO FIELD DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATION OF ANY KIND SHALL BE PERMITTED ON ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT, AND NO OIL WELL OR OTHER STRUCTURE OR PIPE SHALL BE PERMITTED FOR OIL OR NATURAL GAS SHALL BE PERMITTED, OR MAINTAINED UPON ANY LOT.

15. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, AND BIRDS MAY BE KEPT PROVIDED THEY ARE NOT KEPT, USED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

16. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE, OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL REFRIGERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

17. NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE THE GRADE SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE INTERSECTION OF THE STREET LINES AND A LINE CORNER BEING DRAWN AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR ON ANY CORNER LOT FORMED PROBABLY BY THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME RESTRICTIONS SHALL APPLY TO ANY LOT WITH RESPECT TO THE TRIANGULAR AREAS FORMED BY THE STREET PROPERTY LINES AND DRIVEWAY LINES CONNECTING THEM AT POINTS 10 FEET FROM THE POINTS WHERE THE DRIVEWAY LINES INTERSECT THE STREET PROPERTY LINE. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH TRIANGULAR AREAS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.

18. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT, OR PART THEREOF, UNLESS SUCH SYSTEM IS UPDATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE HEALTH DEPARTMENT OF HEALTH. NO OUTSIDE TOILETS SHALL BE CREATED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION.

19. THERE SHALL BE NO SUB-DIVISION OF ANY LOT OR LOTS, NOR ANY SALE THEREOF IN PARCELS, EXCEPT A PORTION OF A LOT BEING SAID TO AN ADJOINING OWNER, IF NO NEW LOTS IS TO BE CREATED. NO LOT SHALL BE DIVIDED TO MAKE TWO (2) OR MORE LOTS.

20. NO UNLICENSED VEHICLE SHALL BE PARKED ON ANY LOT IN THIS SUBDIVISION.

21. THESE COVENANTS ARE TO RUN WITH THE LAND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE 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 SAID COVENANTS IN WHOLE OR IN PART.

22. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE SAID COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

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

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF THE THE MT. PLEASANT CHRISTIAN CHURCH OF WHITE RIVER TOWNSHIP, FOR AND IN BEHALF OF SUCH CHURCH, THIS _____ DAY OF _____, 1964.

TRUSTEES OF THE
MT. PLEASANT CHRISTIAN CHURCH, BY

Richard Poole, SECRETARY

LAWRENCE P. CARPER, CHAIRMAN

STATE OF INDIANA
COUNTY OF JOHNSON

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT LAWRENCE P. CARPER AND RICHARD POOLE, THE CHAIRMAN AND SECRETARY, RESPECTIVELY, OF THE BOARD OF TRUSTEES OF THE MT. PLEASANT CHRISTIAN CHURCH OF WHITE RIVER TOWNSHIP, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SAID BOARD OF TRUSTEES, AS THEIR DULY AUTHORIZED ACTS, THIS _____ DAY OF _____, 1964.

MY COMMISSION EXPIRES _____

Lawrence P. Carper
NOTARY PUBLIC

OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED UNDER MY DIRECTION IN MAY, 1964, AND THAT THE MONUMENTS

AND PARTS THEREOF, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN

_____ 1964

Richard Poole
SECRETARY

BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE _____ DAY OF _____, 1964.

Victor Quillen
CLERK

Victor Quillen
VICTOR QUILEN

RECEIVED FOR RECORD THIS _____ DAY OF _____ 1964. AT _____ AND
RECORDED IN PLAT BOOK NO. _____, PAGE NO. _____

Mary Lynn Rasting
MARY LYNN RASTING
RECORDER, JOHNSON COUNTY

THAT THE LOTS CONTAINED IN THIS PLAT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

- 1. ALL LOTS SHOWN ON THE PLAT AND HERETOFORE NOT DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.
- 2. LOTS SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO BE ERECTED, PLACED OR ALTERED EXCEPT FOR DETACHED SINGLE FAMILY DWELLINGS, NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE ATTACHED TO SAID DWELLING. NO BUILDING OR ANY PART THEREOF ERECTED ON ANY LOT SHALL BE USED FOR COMMERCIAL PURPOSES WHATSOEVER.
- 3. BUILDINGS SHALL BE ERECTED, 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, MATERIALS, FINISHES OF EXTERIOR DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND NEIGHBORING PROPERTIES. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM SETBACK LINE, UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART 13.
- 4. THE MINIMUM FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1,000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. FLOOR AREA OF ONE-STORY PORCHES EXTENDING TO OUTSIDE OF EXTERIOR WALL FINISH.
- 5. THE LOCATION OF OTHER STRUCTURE, OTHER THAN OPEN PORCHES, SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LINE OR NEARER TO THE SIDE OR REAR LOT LINE THAN THE MINIMUM SETBACK LINES SHOWN ON THE PLAT. NO BUILDING OR OTHER STRUCTURE SHALL BE ERECTED NEARER TO THE FRONT LOT LINE.
- 6. BUILDINGS SHALL BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THIS PLAT.
- 7. BUILDINGS SHALL BE PERMITTED ON ANY LOT UNLESS IT IS BUILT ENTIRELY OF NEW MATERIALS AND HAS AT LEAST 25 PERCENT OF ITS EXTERIOR WALLS OF STONE MASONRY CONSTRUCTION, AND A MASONRY CHIMNEY.
- 8. PROVISIONS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE PLAT. BUILDINGS OR ANY STRUCTURE SHALL BE BUILT IN SUCH A MANNER AS TO BE ON ANY PART OF ANY SUCH EASEMENT AREAS.
- 9. ALL DRAINAGE FOR DRAINAGE OF LOTS THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED, WITHOUT INTERFERENCE, IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE JOHNSON COUNTY PLANNING COMMISSION.
- 10. NO KINDS OF OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME A SOURCE OF OFFENSE OR NOISE TO THE NEIGHBORHOOD. NO FENCE OR SCREEN PLANTING OF OVER 36 INCHES IN HEIGHT SHALL BE PERMITTED FROM THE BUILDING SETBACK LINE TO THE FRONT LOT LINE. NO TREES SHALL BE LOCATED WITHIN 5 FEET OF THE FRONT LOT LINE.
- 11. NO RESIDENCE SHALL BE OCCUPIED PRIOR TO THE COMPLETION AND THERE SHALL BE NO TEMPORARY LIVING QUARTERS CONSTRUCTED ON ANY LOT. NO SHEDS, BARN, TENT, SHACK, GARAGE, BARN OR TEMPORARY STRUCTURE OF ANY KIND SHALL BE USED ON ANY LOT AT ANY TIME UNLESS A TEMPORARY OR PERMANENT RESIDENCE.
- 12. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE SHALL DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE DEVELOPER 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 ARCHITECTURAL CONTROL COMMITTEE OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A DULY RECEIVED WRITTEN INSTRUMENT TO REMOVE AND RE-APPOINT THE MEMBERS OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES.
- 13. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS, SHALL BE IN WRITING. IN THE EVENT THE BOARD OR ITS DESIGNATED REPRESENTATIVE, 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 COMMENCEMENT OF CONSTRUCTION, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
- 14. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION OF A DWELLING MATERIALLY IMPAIRS THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN THE SETBACK LINES, BUT NOT NEARER THAN 15 FEET TO ANY STREET LINE.
- 15. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET IN AREA, WHICH MAY BE USED FOR SALE OR RENT OR SIGNS USED BY BUILDERS TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND FINISHING PERIOD.

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 THE INFORMATION CONTAINED HEREIN IS ACCURATELY SHOWN.

Robert Murray
ROBERT M. MURRAY, REG. ENGR. NO. 6340
DATED: MAY 15, 1964

THE COVENANTS PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, ARE HEREBY APPROVED AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD April 15, 1964
JOHNSON COUNTY PLAN COMMISSION
Ralph V. Gorman
RALPH V. GORMAN, CHAIRMAN

UNDER AND WITHIN THE PROVISIONS OF CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT HAS GIVEN APPROVAL BY THE BOARD OF SUPERVISORS:

George Herring
GEORGE HERRING
PAUL

THIS PLAT WAS RECORDED THIS 27th DAY OF June, 1964.

Herbert R. Antaker
HERBERT R. ANTAKER
AUDITOR, JOHNSON COUNTY

Plat Book 6, page 14, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:-

Know all men by these presents, that the trustees of Mt. Pleasant Christian Church of White River Township, being the corner in fee simple of the following described real estate in Johnson County, State of Indiana, to-wit:

Part of the northeast quarter of the northwest quarter of section 33, township 14 north, range 3 east of the second principal meridian, described as follows:

Beginning at a point that is 435.60 feet west of and 1,000.00 feet south of the northeast corner thereof; thence south 88 degrees 26 minutes west parallel to the north line of the said quarter quarter section, 805.14 feet to the centerline of state road No. 37; thence north 29 degrees 31 minutes east on and along the said centerline 307.96 feet; thence south 60 degrees 29 minutes east, 47.11 feet to the beginning point of a curve, whose central angle is 31 degrees 05 minutes and whose radius is 101.02 feet; thence on and along the said curve to the left, 54.01 feet; thence north 88 degrees 26 minutes east, parallel to the north line of the said quarter quarter section, 559.90 feet; thence south 00 degrees 00 minutes east 225.00 feet to the place of beginning, containing 3.87 acres, more or less, subject to all legal 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 Mt. Pleasant, 2nd Subdivision, Johnson County, 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. All streets shown on the plat and heretofore not dedicated are hereby dedicated to the public.
2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, 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 2 cars. No building or any part thereof erected on any lot shall be used for commercial purposes whatsoever.
3. No building shall be erected, 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 elevations. No fence or wall shall be erected, 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 13.
4. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,200 square feet for a one-story dwelling and not less than 900 square feet for a dwelling of more than one story. Floor area shall be measured from outside to outside of exterior wall finish.
5. No building or other structure, other than open porches, shall be located on any lot nearer to the first line or nearer to the side street line than the minimum building setback lines shown on the plat. No building or other structure shall be located within 10 feet of any side line.
6. No dwelling shall be erected or placed on any lot having an area of less than that shown on this plat.

7. No dwelling shall be permitted on any lot unless it is build entirely of new materials and has at least 25 percent coverage of brick or stone veneer construction, and a masonry chimney.
8. Easements for the installation and maintenance of utilities and drainage facilities are reserved as shown on the plat. No building of any character shall be built in such a manner as to be on any part of any such easement areas.
9. All swales for drainage of lots that are located on side lot lines and on rear lot lines shall be preserved, without obstruction, in accordance with a general drainage plan on file with the Johnson County P anning Commission.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No fence or screen planting of over 36 inches in height shall be permitted from the building set-back line to the front lot line. No trees shall be located within 5 feet of the fron lot line.
11. No residence shall be occupied prior to the completion and there shall be no temporary living quarters constructed on any lot. No trailer, basement, tent, shack, garage, barn or temporary structure of any kind shall be used on any lot at any time as either a temporary or permanent residence.
12. 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 representatives shall be entitles 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.
13. The Architectural Control Committee approval or disapproval as required in these covenants, shall be in writing. In the event the committee or its desgnated 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.
14. 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 15 feet to any street line.
15. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent or signs used by builders to advertise the property during the construction and sales period.
16. No oil drilling, oil development operations, oil refining, quarrying or mining operation of any kind shall be permitted upon or on 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.
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 they are not kept, bred, or maintained for

any commercial purpose.

18. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or 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.

19. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the 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 them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot with respect to the triangular areas formed by the street property line, driveway lines and lines connecting them at points where the driveway lines intersect the street property line. No tree shall be permitted to remain within such triangular areas unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

20. No individual water supply system or sewage disposal system shall be permitted on any lot, or part thereof, unless such system is located, constructed and equipped in accordance with the standards and requirements of the Indiana State Board of Health. No outside toilets shall be erected or maintained on any lot in this subdivision.

21. There shall be no sub-division of any lot or lots, nor any sale thereof in parcels, except a portion of a lot may be sold to an adjoining owner, if no new lot is to be created. No lot shall be divided to make two (2) or more lots.

22. No unlicensed vehicle shall be parked on any lot in this subdivision.

23. These covenants are to run with the land shall be binding on all parties and all persons claiming under them for a period of twenty-five 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 said covenants in whole or in part.

24. 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 violation or to recover damages.

25. 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.

In witness whereof, this indenture has been executed by the undersigned officers of the Mt. Pleasant Christian Church of White River Township, for and in behalf of such church, this _____ day of _____, 1964.

Trustees of the Mt. Pleasant Christian Church, by

Richard Poole, Secretary

Lawrence P. Carper, Chairman

State of Indiana
County of Johnson

I, the undersigned, a notary public duly commissioned to take acknowledgments and administer oaths in the State of Indiana, certify that Lawrence P. Carper and Richard Pool, the Chairman and Secretary, respectively, of the Board of Trustees of the Mt. Pleasant Christian Church of White River Township, personally appeared before me and acknowledged the execution of the foregoing indenture, ~~and~~ for and in behalf of said Board of Trustees, as their duly authorized acts, this _____ day of _____, 1964.

My commission expires 12-18-64

Notary Public - Grant Rogers

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 under my direction in May, 1964, and that the monuments shown actually exist and their location is accurately shown.

Robert M. Murray, Reg. Engr. No. 6840

Dated: May 15, 1964

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 18th, 1964

Johnson County Plan Commission

Ralph V. Coffman, Chairman

Ray F. Hendricks, 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 27 day of June, 1964.

George Herring

Paul Hand

Victor Quillen

Entered for taxation this 27th day of June, 1964

Fee \$.60

Herbert P. Whitaker

Auditor, Johnson County

Received for record this 27 day of June, 1964 at 10:00 a.m. and recorded in Plat Book no. 6, page no. 14.

Mary Lynn Kasting

Recorder, Johnson County