

FIRST ADDITION TO NORTHERN PARK ADDITION

TO
GREENWOOD, INDIANA

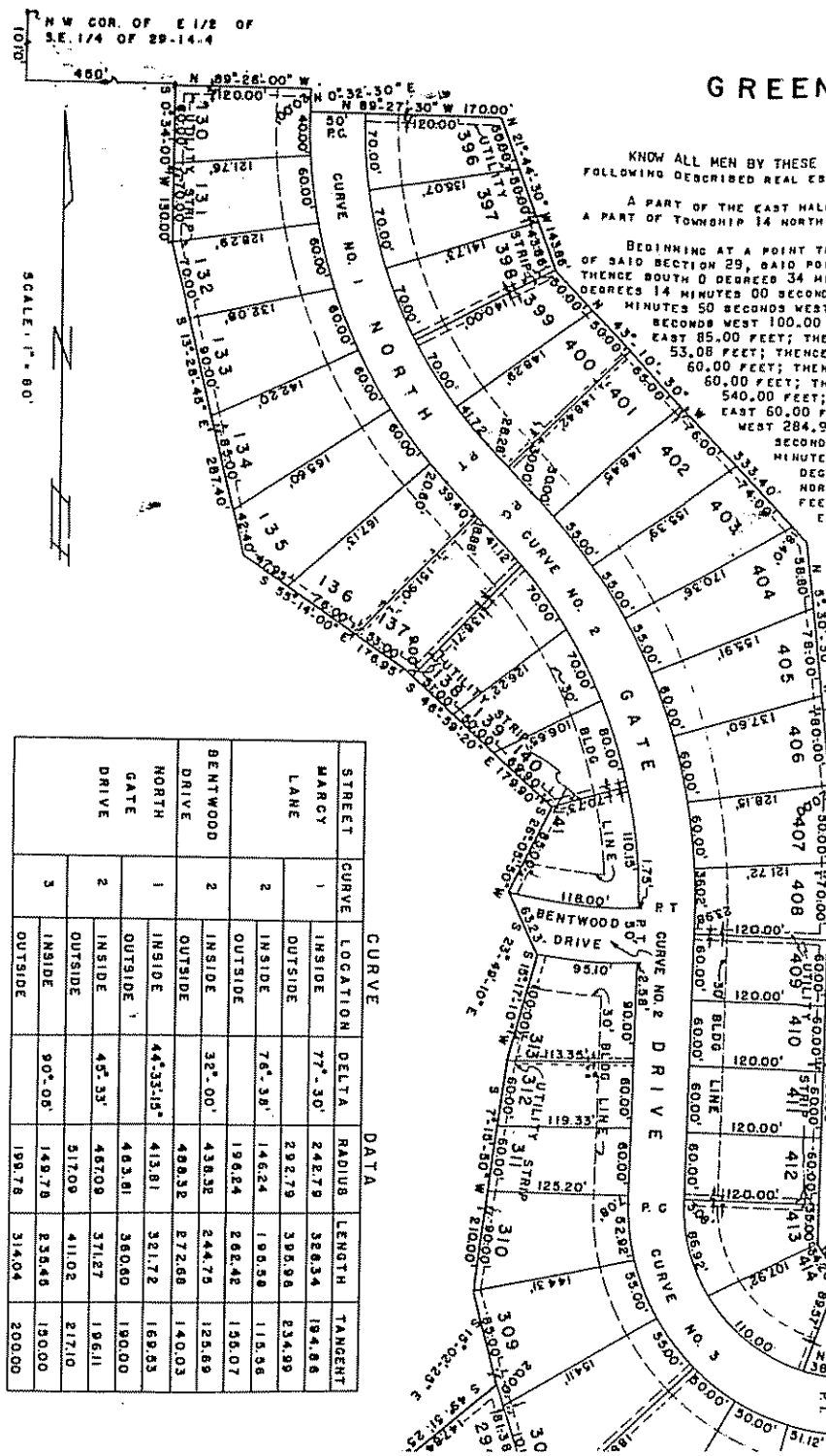
KNOW ALL MEN BY THESE PRESENTS: THAT YOUR HOMES, INCORPORATED, AN INDIANA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29 AND A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, ALL A PART OF TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 1010.00 FEET SOUTH OF AND 450.00 FEET EAST OF THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 29, SAID POINT BEING 10.00 FEET NORTH OF THE NORTHEAST CORNER OF LOT NUMBER 4 IN NORTHERN PARK ADDITION TO GREENWOOD, INDIANA; THENCE SOUTH 0 DEGREES 34 MINUTES 00 SECONDS WEST 130.00 FEET; THENCE SOUTH 13 DEGREES 28 MINUTES 45 SECONDS EAST 287.40 FEET; THENCE SOUTH 55 DEGREES 14 MINUTES 00 SECONDS EAST 176.95 FEET; THENCE SOUTH 46 DEGREES 59 MINUTES 20 SECONDS EAST 179.90 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 50 SECONDS WEST 85.00 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 10 SECONDS EAST 53.23 FEET; THENCE SOUTH 15 DEGREES 17 MINUTES 10 SECONDS WEST 100.00 FEET; THENCE SOUTH 07 DEGREES 15 MINUTES 50 SECONDS WEST 210.00 FEET; THENCE SOUTH 15 DEGREES 17 MINUTES 10 SECONDS WEST 53.08 FEET; THENCE SOUTH 57 DEGREES 11 MINUTES 05 SECONDS WEST 135.50 FEET; THENCE SOUTH 41 DEGREES 46 MINUTES 40 SECONDS WEST 60.00 FEET; THENCE SOUTH 73 DEGREES 38 MINUTES 10 SECONDS WEST 200.00 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 50 SECONDS EAST 540.00 FEET; THENCE NORTH 73 DEGREES 38 MINUTES 10 SECONDS WEST 200.00 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 50 SECONDS EAST 60.00 FEET; THENCE NORTH 73 DEGREES 38 MINUTES 10 SECONDS WEST 120.00 FEET; THENCE SOUTH 16 DEGREES 21 MINUTES 50 SECONDS EAST 284.95 FEET; THENCE NORTH 73 DEGREES 38 MINUTES 10 SECONDS EAST 179.91 FEET; THENCE NORTH 08 DEGREES 21 MINUTES 50 SECONDS EAST 50.90 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 30 SECONDS EAST 174.48 FEET; THENCE NORTH 08 DEGREES 14 MINUTES 00 SECONDS WEST 30 SECONDS EAST 155.00 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 30 SECONDS EAST 120.00 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 30 SECONDS EAST 155.00 FEET; THENCE NORTH 51 DEGREES 35 MINUTES 00 SECONDS EAST 39.03 FEET; THENCE NORTH 01 DEGREE 26 NORTH 46 DEGREES 47 MINUTES 30 SECONDS EAST 250.00 FEET; THENCE NORTH 54 DEGREES 50 MINUTES 30 SECONDS WEST 36.07 FEET; THENCE NORTH 10 FEET; THENCE NORTH 81 DEGREE 27 MINUTES 00 SECONDS WEST 56.80 FEET; THENCE NORTH 10 DEGREES 29 MINUTES 00 SECONDS WEST 30 SECONDS EAST 89.57 FEET; THENCE NORTH 33 DEGREES 00 SECONDS WEST 38.32 FEET; THENCE NORTH 19 DEGREES 00 SECONDS EAST 150.00 SECONDS EAST 395.00 FEET; THENCE NORTH 05 DEGREES 30 MINUTES 30 SECONDS WEST 34.20 FEET; THENCE NORTH 01 DEGREE 34 MINUTES DEGREES 10 MINUTES 30 SECONDS WEST 333.40 FEET; THENCE NORTH 21 DEGREE 30 SECONDS WEST 236.80 FEET; THENCE NORTH 43 THENCE NORTH 89 DEGREES 27 MINUTES 30 SECONDS WEST 170.00 FEET; THENCE NORTH 0 DEGREES 32 MINUTES 30 SECONDS WEST 143.86 FEET; EAST 20.00 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 00 SECONDS WEST 120.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.400 ACRES, MORE OR LESS.

HEREBY SUBDIVIDES SUCH REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAN ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "FIRST ADDITION TO NORTHERN PARK ADDITION". THE STREETS AS SHOWN ON THE ATTACHED PLAN ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL OF THE LOTS CONTAINED IN SUCH PLAN OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

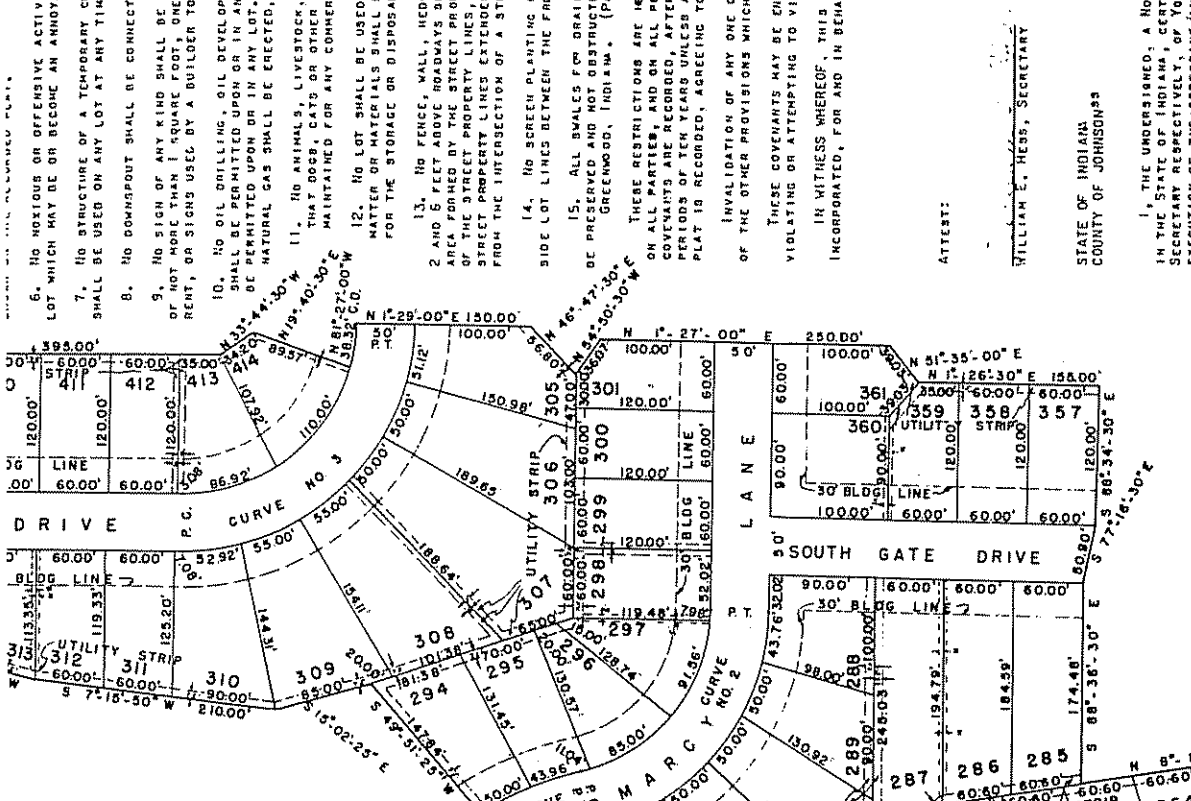
- No lot shall be used except for residential purposes. AND NO BUILDING SHALL BE ERRECTED, ALTERED, OR PLACED ON ANY LOT, DWELLING NOT TO EXCEED ONE AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
- No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 900 square feet for a one story dwelling nor less than 720 square feet for a dwelling of more than one story.
- No building shall be located on any lot nearer to the front lot line or nearer to the side street line located on any lot nearer than 30 feet to the front lot line, or nearer than thirty feet to any side street line. No building shall be located nearer than 6 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 30 feet or more from the minimum set-back line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall not be considered as a part of the building another lot.
- No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building set-back line, nor shall any dwelling be erected or placed on any lot having an area of less than 6,000 square feet.
- Easements for the installation and maintenance of utilities and drainage facilities are reserved, as shown on the recorded plat.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done upon any lot which may be or become an annoyance or nuisance to the neighborhood.
- No structure of a temporary character, trailer, basement, tent, shack, car, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- No downspout shall be connected to or caused to discharge rain water into any sanitary sewer.
- No sign of any kind shall be displayed to the public view on any lot, except for one professional sign of not more than 1 square foot, one sign of not more than 5 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.
- 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 natural gas shall be erected, maintained or permitted on any lot.
- 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 kept, bred, or maintained for any commercial purpose.
- No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter or material 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.
- No fence, wall, hedge or shrub...



*Scale Reduced
1" = 120'*

STREET	CURVE	LOCATION	DELTA	DATA		
				RADIUS	LENGTH	TANGENT
MARGY LAKE	1	INSIDE	77°-30'	242.79	326.34	194.86
BENTWOOD NORTH GATE DRIVE	2	INSIDE	78°-38'	292.79	395.58	234.99
	2	OUTSIDE	146.24	1.95.58	115.06	
BENTWOOD DRIVE	1	INSIDE	32°-00'	196.24	262.42	125.07
	2	OUTSIDE	44°-33'-15"	438.32	272.68	140.03
NORTH GATE DRIVE	1	INSIDE	45°-33'	413.81	321.72	159.53
	2	OUTSIDE	46°-08'	467.09	371.27	190.00
	3	OUTSIDE	90°-08'	517.09	411.02	217.10
				149.78	238.49	120.00
				193.78	314.04	200.00

DELTA	RADIUS	LENGTH	TANGENT
77°-30'	242.79	328.34	194.86
	292.79	395.96	234.99
76°-38'	146.24	195.58	115.56
	196.24	262.42	155.07
32°-00'	438.32	244.75	125.69
	488.32	272.68	140.03
44°-33'-15"	413.81	321.72	169.53
	483.81	360.60	190.00
45°-33'	467.09	371.27	196.11
	517.09	411.02	217.10
90°-05'	149.78	235.45	150.00
	199.78	314.04	200.00



6. NO NOXIOUS OR OFFENSIVE ACTIVITY LOT WHICH MAY BE OR BECOME AN ARHOY

7. NO STRUCTURE OF A TEMPORARY CHARACTER SHALL BE USED ON ANY LOT AT ANY TIME

8. NO DOWNSPOUT SHALL BE CONNECTED TO ANY LOT

9. NO SIGN OF ANY KIND SHALL BE PLACED ON ANY LOT EXCEPT AS PERMITTED BY THE TOWN BOARD

10. NO OIL DRILLING, OIL LEVEL OR STORAGE SHALL BE PERMITTED ON ANY LOT

11. NO ANIMALS, LIVESTOCK, OR OTHER PERMITTED BY THE TOWN BOARD

12. NO LOT SHALL BE USED FOR THE STORAGE OR DISPOSAL OF SOLID WASTE

13. NO FENCE, WALL, HEDG OR OTHER STRUCTURE SHALL BE PLACED ON ANY LOT EXCEPT AS PERMITTED BY THE TOWN BOARD

14. NO SCREEN PLANTING SHALL BE PERMITTED ON ANY LOT EXCEPT AS PERMITTED BY THE TOWN BOARD

15. ALL SWALES FOR DRAINAGE SHALL BE PRESERVED AND NOT OBSTRUCTED

THESE RESTRICTIONS ARE HEREBY INCORPORATED INTO ALL COVENANTS, CONDITIONS, AND RESTRICTIONS ON THIS PLAT

IN WITNESS WHEREOF, THIS DAY OF JULY 1957

WITNESS MY HAND AND SEAL OF THE TOWN OF GREENWOOD, INDIANA, THIS 16th DAY OF JULY 1957.

16. PROTECTIVE SCREENING AREAS ARE ESTABLISHED OVER THE REAR TEN FEET OF LOTS 248 THRU 256. SUCH SCREENING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF SUCH AREAS BY THE OWNER OR OWNER'S AGENT AT THEIR OWN EXPENSE TO FORM AN EFFECTIVE SCREEN FOR THE PROTECTION OF THE RESIDENTIAL AREAS. NO BUILDING OR STRUCTURE EXCEPT A SCREEN FENCE OR WALL OR UTILITIES OR DRAINAGE FACILITIES SHALL BE PLACED OR PERMITTED TO REMAIN IN SUCH AREAS. NO VEHICULAR ACCESS OVER THE AREAS SHALL BE PERMITTED EXCEPT FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF SCREENINGS, UTILITIES AND DRAINAGE FACILITIES.

APPROVED BY THE PLAN BOARD OF THE TOWN OF GREENWOOD, INDIANA THIS 16th DAY OF July 1957.

Victor VanAllen
VICTOR VANALLEN, PRESIDENT

APPROVED FOR RECORDING BY THE TRUSTEES OF THE TOWN OF GREENWOOD, INDIANA THIS 16th DAY OF July 1957.

Daniel D. McWhirter
PRESIDENT, DANIEL D. McWHIRTER

ENTERED FOR TAXATION THIS 18th DAY OF July 1957.

APPROVED BY THE CITY

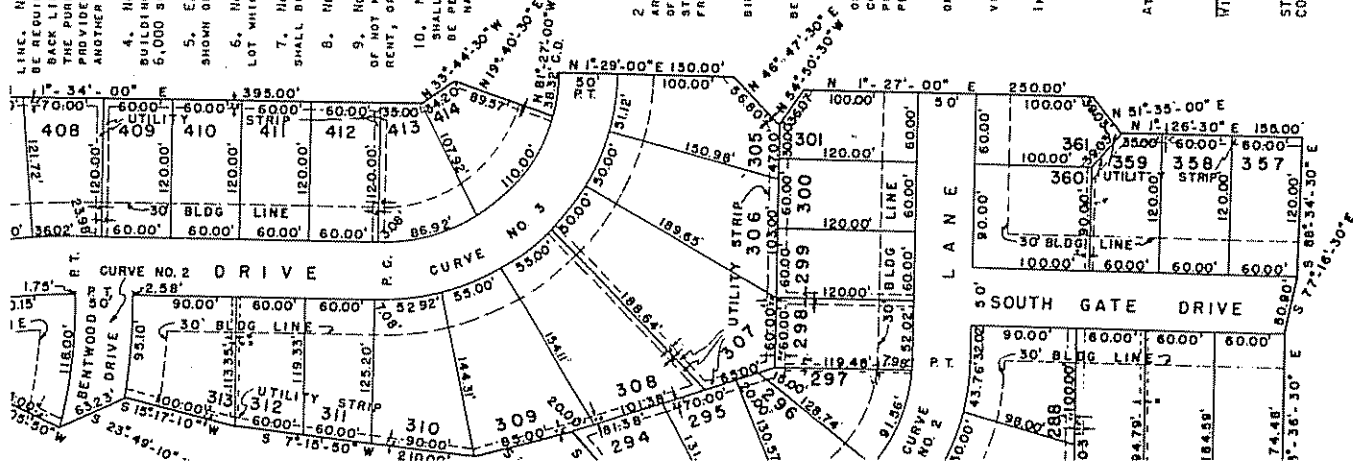
Robert J. Burgess
ROBERT J. BURGESS, AUDITOR OF JOHNSON COUNTY, IND.

APPROVED BY THE CITY

No. 23172 RECORDED THIS 18th DAY OF July 1957 AT 10:00AM AND ENTERED IN PLAT BOOK No. 4 ON PAGE No. 70

W. Russell Cox
W. RUSSELL COX, RECORDER OF JOHNSON COUNTY, IND.

For Variance see Miss. Rec. 48 Page 170
7-16-90 For Encroachment see Miss. Rec. 62 page 653



LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO THE FRONT LOT LINE, OR NEARER THAN THIRTY FEET TO ANY SIDE STREET OR REAR LOT LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO THE REAR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 30 FEET OR MORE FROM THE FRONT SET-BACK LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR 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 TO ENCRACH UPON ANOTHER LOT.

4. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 50 FEET AT THE MINIMUM BUILDING SET-BACK LINE, NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 6,000 SQUARE FEET.

5. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT.

6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE UPON ANY LOT WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BATHHOUSE, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED 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 PROFESSIONAL SIGN OF NOT MORE THAN 1 SQUARE FOOT, ONE SIGN OF NOT MORE THAN 5 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.

10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT OR ON ANY OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT.

11. 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 KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

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 LINE 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 LINES AND A LINE CONNECTING THE CORNERS OF THE CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY FROM ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY 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 SWALES FOR DRAINAGE OF LOTS THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE TOWN OF GREENWOOD, INDIANA. (PAR. 16 FOLLOWS TO LEFT OF SHEET).

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 THESE COVENANTS ARE RECORDED. AFTER WHICH TIME SUCH 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 IN THE PLAT IS RECORDED, 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 EXECUTED BY THE UNDERSIGNED OFFICERS OF YOUR HOMES, INCORPORATED, FOR AND IN BEHALF OF SUCH CORPORATION, THIS 16th DAY OF July 1957.

YOUR HOMES, INCORPORATED, BY
Charles Frederick Smith
 CHARLES FREDERICK SMITH, PRESIDENT

WILLIAM E. HESS, SECRETARY

STATE OF INDIANA
 COUNTY OF JOHNSON'S

IN WITNESS WHEREOF, I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS SECRETARY RESPECTIVELY, OF YOUR HOMES, INCORPORATED, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS 16th DAY OF July 1957.

WITNESS MY HAND AND NOTARIAL SEAL

My Commission Expires: Oct. 5, 1958

1. JAMES D. FREESE, CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF INDIANA AND THAT THE ABOVE PLAT WAS MADE BY ME AND CORRECTLY REPRESENTS SURVEYS MADE BY ME IN THE MONTHS OF APRIL AND MAY 1957.

James D. Freese
 JAMES D. FREESE
 Reg. Engr. No. 4013
 MAY 13, 1957.

JAMES O. FREESE AND ASSOCIATES

APPROVED BY THE JOHNSON COUNTY PLAN BOARD THIS 17 DAY OF July 1957.

Franklin Plan Board
 FRANKLIN PLAN BOARD
 HENRY H. BURRIS, PRESIDENT
 ROBERT MONTGOMERY, SECRETARY

APPROVED BY THE CITY OF JOHNSON COUNTY, INDIANA THIS 16th DAY OF July 1957.

W. H. Davis
 W. H. DAVIS, SECRETARY

W. H. Greer
 W. H. GREER, SECRETARY-TREASURER.

EN FEET OF LOTS 2-48 THRU 256 OF SUCH AREAS BY THE OWNER OR THE PROTECTION OF THE RESIDENTIAL UTILITIES OR DRAINAGE FACILITIES SHALL OVER THE AREAS SHALL BE PERMITTED UTILITIES AND DRAINAGE FACILITIES.

IS 16th DAY OF July 1957.

W. H. Davis
 W. H. DAVIS, SECRETARY

INDIANA THIS 16th DAY OF July 1957.

W. H. Greer
 W. H. GREER, SECRETARY-TREASURER.

AT 10:00 AM AND ENTERED IN PLAT BOOK OF JOHNSON COUNTY, INDIANA.

Y, INDO.

