

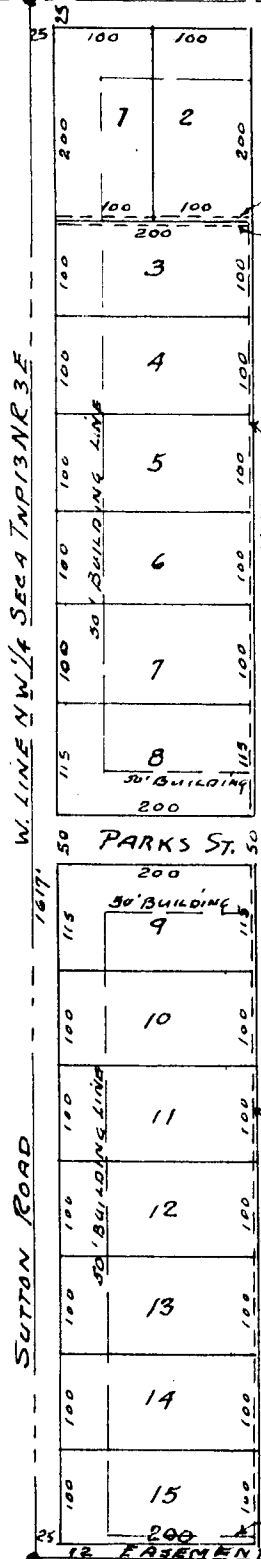
# Oak Valley Subdivision

AN ADDITION TO SMITH VALLEY - JOHNSON COUNTY, INDIANA.

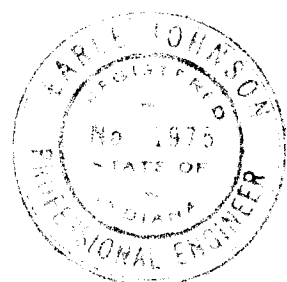
RECORD 5 - PAGE 16. AUG. 17 - 1959

MWCOR. SEC 4  
TWP 13 NR 3 E

NORTH LINE NW 1/4 SEC 4 - TWP 13 NR 3 E - & SMITH VALLEY RD.



UTILITY STRIPS



*Earle Johnson*  
REGISTERED ENGINEER  
No. 1975  
STATE OF INDIANA

1320

1617'

SMITH VALLEY - JOHNSON COUNTY, INDIANA  
RECORD 5 - PAGE 16

Plat Book 5, page 16, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:-

OAK VALLEY SUBDIVISION  
AN ADDITION TO THE TOWN OF SMITH VALLEY, JOHNSON COUNTY, INDIANA.  
A Part of Section 4, Township 13 N, Range 3 East.

1. I Earle L. Johnson, hereby certify that I am a Professional Engineer and Land Surveyor, licensed in compliance with the laws of the State of Indiana; that this plat correctly represents a survey completed by me on June 1, 1959; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown. The land or subdivision being more particularly described as follows, to wit:-

Beginning at the northwest corner of section 4 township 13 north, range 3 east, said point being marked by a R.R. spike in the intersection of the centerlines of Smith Valley Road and Sutton Road, thence, south on and along the west line of section 4 township 13 north, range 3 east, a distance of 1617 feet to a point, thence east and parallel to the north line of said section 4, a distance of 225 feet, to a point, said point being marked by a square stone monument, thence, north and parallel to the west line of section 4, a distance of 1617 feet to a point in the centerline of Smith Valley Road, which centerline is also the north line of said section 4 township 13 north, range 3 east, and point is marked by an iron pin, thence, west on and along the north line of section 4, a distance of 225 feet, to the place of the beginning.

Containing in all 8.35 acres, more or less.

Subject to all legal highways, roads, streets and rights of ways.

This Sub-division contains of 15 lots, numbered 1 to 15, both inclusive, with streets and highways/roads as shown on the above plat.

The sizes of the lots and widths of the streets/roads are shown on the above plat in figures denoting feet and decimal parts of feet thereof.

I certify that all reference points of the survey actually exist.

Witness my signature this 3rd day August 1959.

Earle L. Johnson  
Registration number 1975                      SEAL  
State of Indiana

2. We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, plat and subdivided, said real estate in accordance with the within plat.

3. This subdivision shall be known and designated as Oak Valley Addition, First Section, an Addition to the Town of Smith Valley, in Johnson County, Indiana.

4. Front and side yard building set-back lines are shown on the plat. No building shall be located on any lot nearer to the front lot line nor nearer to the side lot line of intersecting streets than the minimum building set back lines shown on the recorded plat. No building shall be located nearer than 10 feet to any interior lot line, except that in cases where the same person owns two or more

adjoining tracts or lots, such owner may build a residence, garage or car port across the division line of the lot but in no case shall any residence be erected closer to another residence than twenty feet.

5. There are strips of ground 6 feet in width as shown on the plat and marked easement, reserved for the use of public utilities for the installation of water and sewer mains, poles, duct lines, ducts and wires, subject at all times to the proper authorities for ingress and egress in connection with the installation or maintenance of their services. No permanent or other structures may be erected upon or maintained upon said strips of land and owners shall take title to the land subject to these rights of easement.

6. All lots in the tract shall be used for residential building only. No structure 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 detached garage or carport for not more than two cars.

7. No building shall be erected, placed or altered on any lot until the building plans, specifications and plot plan showing location of such buildings have been approved by the Architectural Control Committees appointed by the developer, as to the quality and workmanship and materials, conformity and harmony of external design with existing structures, as to location of the building with respect to topography and finished ground elevation. No compensation shall be paid to the members or representatives of the Committee. At any time, the then owners of record of fifty-one (51%) percent 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 to restore to the Committee any of its powers or duties. Said Committee shall have the authority and right to refuse any plans or specifications which are not suitable or desirable, in its opinion, for aesthetic or other reasons. Committee action shall be by a majority action of its members.

8. No dwelling shall be permitted on any lot, the habitable floor area of which, exclusive of basements, porches and garages or carports, is less than 1000 square feet in case of a one story structure or less than 900 square feet or habitable first floor area in case of a two story structure.

9. No lot shall be re-subdivided into an area of less than 20,000 square feet.

10. 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.

11. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

12. No sign of any kind shall be displayed to the public view on any lot other than 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.

13. 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.

