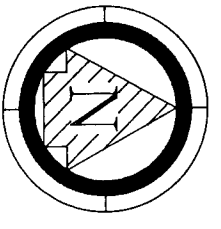


# CREST 10th SECTION PHASE TWO WHITELAND, INDIANA

C-1894

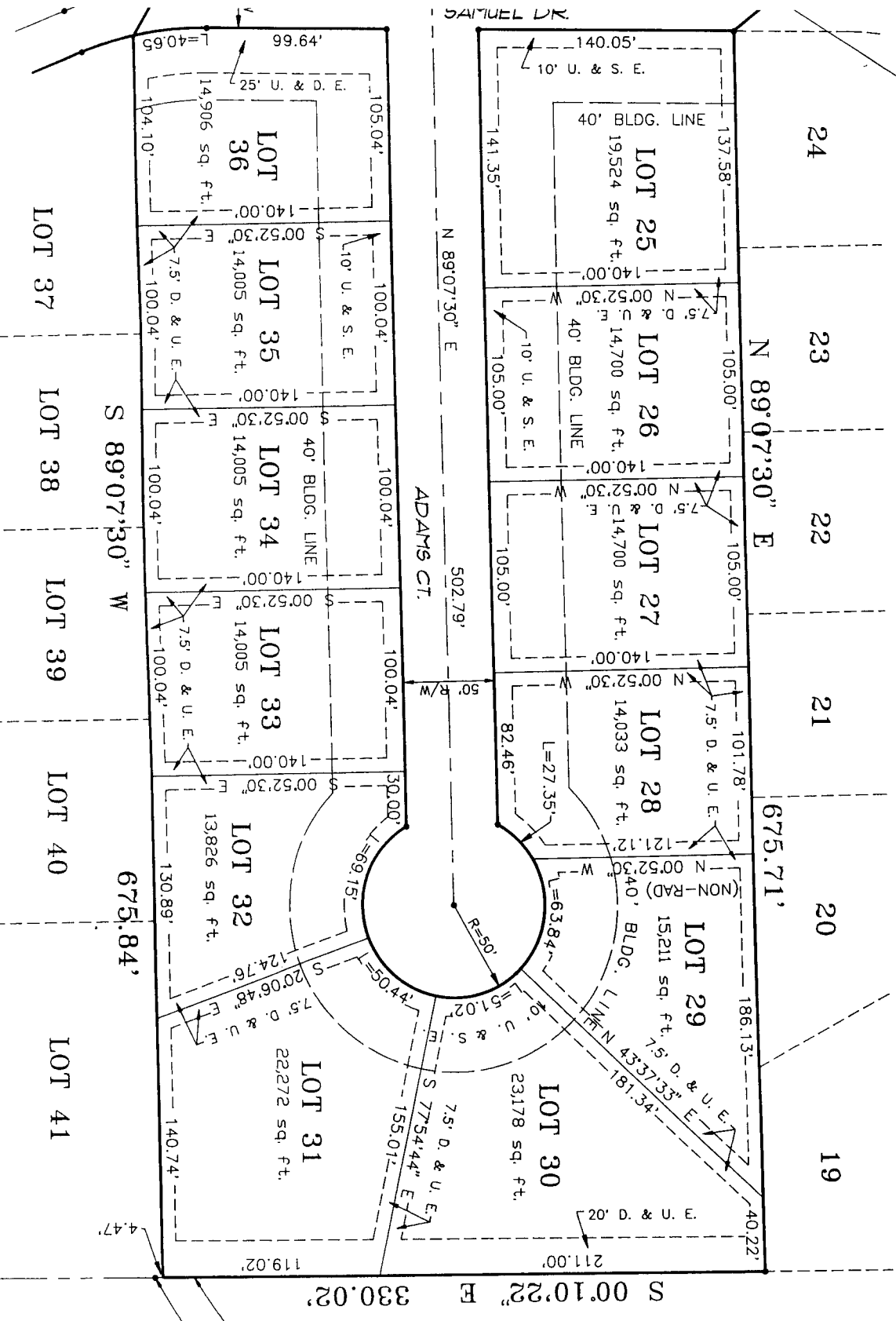
7'27" E  
86' 7" E  
PARK FOREST 10th SECT. PHASE 1  
PLAT BOOK C PAGE 651 A&B

1" = 60'-0"



### LEGEND

- D. & U. E. --- DRAINAGE & UTILITY EASEMENT
- U. & S. E. --- UTILITY & SEWER EASEMENT
- 23,178 sq. ft. - LOT AREA IN SQUARE FEET
- 7746 --- 100 YR. FLOOD ELEV.



SE CORNER SW 1/4 SECTION 28-13-4E

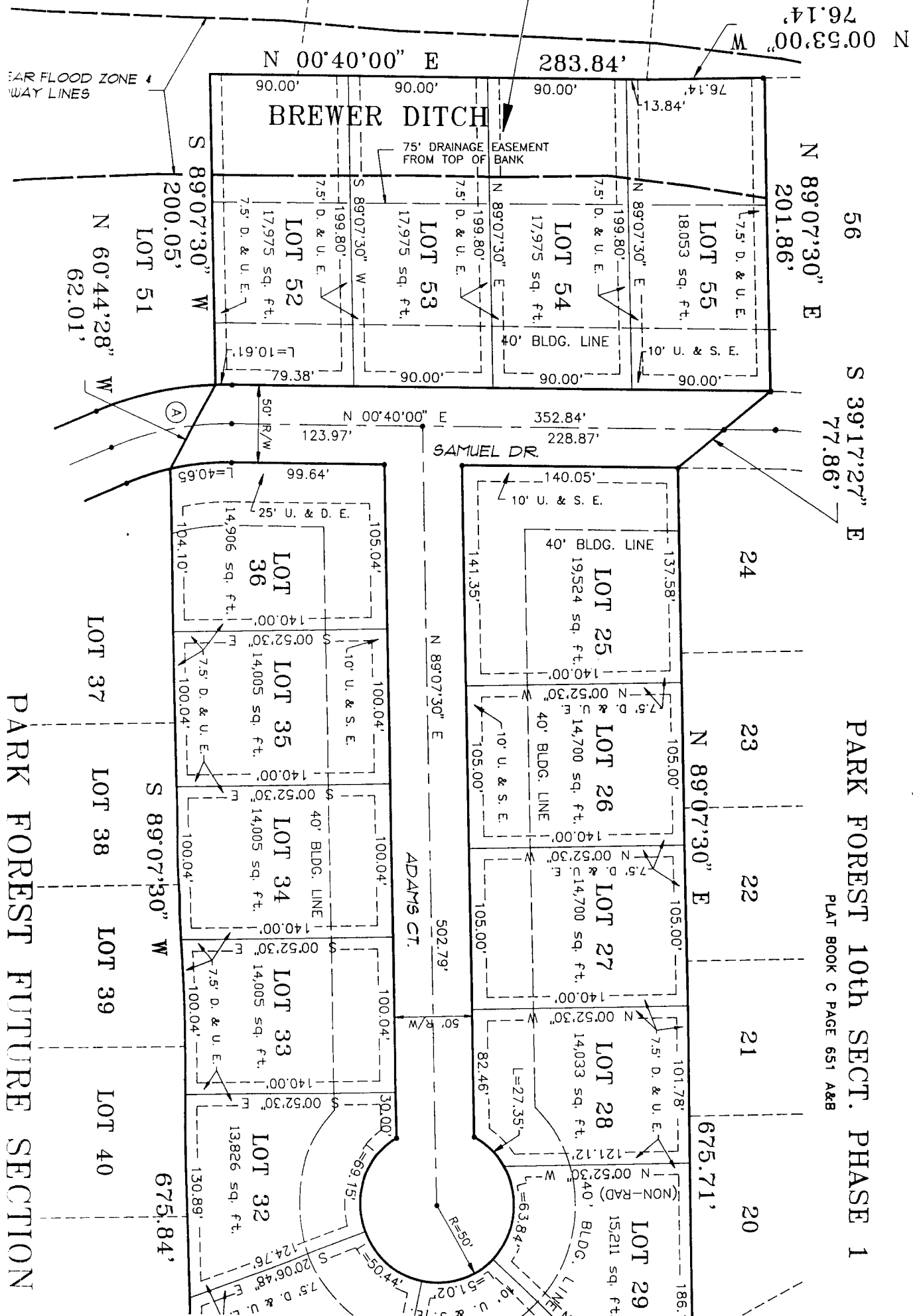
76  
S

# PARK FOREST 10th SECTION PHASE TWO WHITELAND, INDIANA

## PARK FOREST FIRST SECT.

PLAT BOOK 6 PAGE 27

FLOODWAY



PARK FOREST FUTURE SECTION

PLAT BOOK C PAGE 651 A&B

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF WHITELAND, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION;  
THENCE NORTH 00 DEGREES 10 MINUTES 22 SECONDS EAST (PREVIOUS PLAT BEARING) ALONG THE EAST LINE 4.47 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT;  
THENCE SOUTH 89 DEGREES 07 MINUTES 30 SECONDS WEST 675.84 FEET;  
THENCE NORTH 60 DEGREES 44 MINUTES 28 SECONDS WEST 62.01 FEET;  
THENCE SOUTH 89 DEGREES 07 MINUTES 30 SECONDS WEST 200.05 FEET TO A POINT ON THE EAST LINE OF PARK FOREST FIRST SECTION RECORDED IN PLAT BOOK 6, PAGE 27 IN THE RECORDS OF THE RECORDER OF JOHNSON COUNTY, INDIANA;  
THE NEXT TWO (2) COURSES FOLLOW THE EAST LINE OF LAST SAID PARK FOREST FIRST SECTION;  
1) THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST 283.84 FEET;  
2) THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 76.14 FEET TO THE SOUTHWEST CORNER OF LOT NO. 56 IN PARK FOREST 10TH SECTION PHASE ONE RECORDED IN PLAT BOOK "C" PAGES 651 "A & B";  
THE NEXT THREE (3) COURSES FOLLOW THE SOUTHERLY BOUNDARY OF LAST SAID PARK FOREST 10TH SECTION PHASE ONE;  
1) THENCE NORTH 89 DEGREES 07 MINUTES 03 SECONDS EAST 201.86 FEET;  
2) THENCE SOUTH 39 DEGREES 17 MINUTES 27 SECONDS EAST 77.86 FEET;  
3) THENCE NORTH 89 DEGREES 07 MINUTES 30 SECONDS EAST 675.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION;  
THENCE SOUTH 00 DEGREES 10 MINUTES 22 SECONDS EAST ALONG LAST SAID EAST LINE 330.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.184 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS SIXTEEN (16) LOTS NUMBERED TWENTY-FIVE (25) THROUGH THIRTY-SIX (36), AND FIFTY-TWO (52) THROUGH FIFTY-FIVE (55) TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "PARK FOREST, TENTH SECTION, PHASE TWO," IN PLEASANT TOWNSHIP AND FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT".

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED GARAGE AT LEAST 14 FEET IN WIDTH IS MANDATORY, AND A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT AND 160 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONFORM TO THE DESIGN AND EXTERIOR MATERIALS OF THE DWELLING.

2. 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 1450 SQUARE FEET FOR A ONE-STORY DWELLING, NOR LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE-STORY. ONLY MASONRY FOUNDATIONS WILL BE PERMITTED FOR ANY RESIDENCE OR GARAGE CONSTRUCTED ON ANY LOT. THE ROOFS OF ALL DWELLINGS AND GARAGES, EXCLUDING PORCHES AND DORMERS, SHALL HAVE A PITCH OF OR GREATER THAN FIVE INCHES (5") OF RISE TO TWELVE INCHES (12") OF HORIZONTAL MEASUREMENT.

3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAT THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 27 FEET. A SIX (6) FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT, AND IF DETACHED FROM THE PRINCIPAL IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY (30) TO THE REAR OF THE LOT LINE.

4. THE EXTERIOR FACING OF DWELLINGS PLACED ON LOTS IN THIS SUBDIVISION SHALL BE COMPRISED OF FORTY PERCENT (40%). THE AREA IN SQUARE FEET OF SAID DWELLING THAT IS TO BE COVERED BY MASONRY WILL BE DETERMINED BY MULTIPLYING EIGHT TIMES FORTY PERCENT (40%) TIMES THE TOTAL PERIMETER LENGTH OF THE DWELLING FOUNDATION.

NO PRESSED BOARD MATERIAL OF MASONITE TYPE, OR VERTICAL ALUMINUM OR VERTICAL VINYL SIDING SHALL BE USED ON EXTERIOR FACE OF ANY DWELLING.

ONLY CEDAR, REDWOOD, OR COMPARABLE WOOD OF SAME QUALITY, OR HORIZONTAL VINYL OR HORIZONTAL ALUMINUM WILL BE PERMITTED IN CONJUNCTION WITH MASONRY FOR THE EXTERIOR FACE OF ANY BUILDING. DWELLINGS WHICH HAVE TOTAL MASONRY EXTERIORS ARE PERMITTED.

5. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

6. LOT OWNERS AND BUILDERS MUST FURNISH TO THE DEVELOPER FOR APPROVAL COMPLETED CONSTRUCTION PLANS AND A PLOT PLAN PRIOR TO COMMENCING CONSTRUCTION.

KNOW ALL MEN BY THESE PRESENTS: MARY L. WILLIAMS, PRESIDENT, AND SAMUEL J. WILLIAMS, EXECUTIVE VICE-PRESIDENT, OF WILLIAMS AT WHITELAND, INC., THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF WHITELAND, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 10 MINUTES 22 SECONDS EAST (PREVIOUS PLAT BEARING) ALONG THE EAST LINE 4.47 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT;

THENCE SOUTH 89 DEGREES 07 MINUTES 30 SECONDS WEST 675.84 FEET; THENCE NORTH 60 DEGREES 44 MINUTES 28 SECONDS WEST 62.01 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 30 SECONDS WEST 200.05 FEET TO A POINT ON THE EAST LINE OF PARK FOREST FIRST SECTION RECORDED IN PLAT BOOK 6, PAGE 27 IN THE RECORDS OF THE RECORDER OF JOHNSON COUNTY, INDIANA;

THE NEXT TWO (2) COURSES FOLLOW THE EAST LINE OF LAST SAID PARK FOREST FIRST SECTION;

1) THENCE NORTH 00 DEGREES 40 MINUTES 00 SECONDS EAST 283.84 FEET;  
2) THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS WEST 76.14 FEET TO THE SOUTHWEST CORNER OF LOT NO. 56 IN PARK FOREST 10TH SECTION PHASE ONE RECORDED IN PLAT BOOK "C" PAGES 651 "A & B";

THE NEXT THREE (3) COURSES FOLLOW THE SOUTHERLY BOUNDARY OF LAST SAID PARK FOREST 10TH SECTION PHASE ONE;

1) THENCE NORTH 89 DEGREES 07 MINUTES 03 SECONDS EAST 201.86 FEET;  
2) THENCE SOUTH 39 DEGREES 17 MINUTES 27 SECONDS EAST 77.86 FEET;  
3) THENCE NORTH 89 DEGREES 07 MINUTES 30 SECONDS EAST 675.71 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION;

THENCE SOUTH 00 DEGREES 10 MINUTES 22 SECONDS EAST ALONG LAST SAID EAST LINE 330.02 FEET TO THE POINT OF BEGINNING, CONTAINING 7.184 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS SIXTEEN (16) LOTS NUMBERED TWENTY-FIVE (25) THROUGH THIRTY-SIX (36), AND FIFTY-TWO (52) THROUGH FIFTY-FIVE (55) TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "PARK FOREST, TENTH SECTION, PHASE TWO," IN PLEASANT TOWNSHIP AND FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT".

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED GARAGE AT LEAST 14 FEET IN WIDTH IS MANDATORY, AND A STORAGE BUILDING NOT TO EXCEED ONE STORY IN HEIGHT AND 160 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONFORM TO THE DESIGN AND EXTERIOR MATERIALS OF THE DWELLING.

2. 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 1450 SQUARE FEET FOR A ONE-STORY DWELLING, NOR LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE-STORY. ONLY MASONRY FOUNDATIONS WILL BE PERMITTED FOR ANY RESIDENCE OR GARAGE CONSTRUCTED ON ANY LOT. THE ROOFS OF ALL DWELLINGS AND GARAGES, EXCLUDING PORCHES AND DORMERS, SHALL HAVE A PITCH OF OR GREATER THAN FIVE INCHES (5") OF RISE TO TWELVE INCHES (12") OF HORIZONTAL MEASUREMENT.

3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAT THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 27 FEET. A SIX (6) FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT, AND IF DETACHED FROM THE PRINCIPAL IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY (30) TO THE REAR OF THE LOT LINE.

4. THE EXTERIOR FACING OF DWELLINGS PLACED ON LOTS IN THIS SUBDIVISION SHALL BE COMPRISED OF FORTY PERCENT (40%). THE AREA IN SQUARE FEET OF SAID DWELLING THAT IS TO BE COVERED BY MASONRY WILL BE DETERMINED BY MULTIPLYING EIGHT TIMES FORTY PERCENT (40%) TIMES THE TOTAL PERIMETER LENGTH OF THE DWELLING FOUNDATION.

NO PRESSED BOARD MATERIAL OF MASONITE TYPE, OR VERTICAL ALUMINUM OR VERTICAL VINYL SIDING SHALL BE USED ON EXTERIOR FACE OF ANY DWELLING.

ONLY CEDAR, REDWOOD, OR COMPARABLE WOOD OF SAME QUALITY, OR HORIZONTAL VINYL OR HORIZONTAL ALUMINUM WILL BE PERMITTED IN CONJUNCTION WITH MASONRY FOR THE EXTERIOR FACE OF ANY BUILDING. DWELLINGS WHICH HAVE TOTAL MASONRY EXTERIORS ARE PERMITTED.

5. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, CHUCK CARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT

# WHITELAND, INDIANA

SIDENT, AND  
ILLIAMS AT  
S DESCRIBED  
ANA.

13 NORTH,  
WHITELAND,

ION;  
VIOUS PLAT  
GINNING OF

84 FEET;  
1 FEET;  
05 FEET TO  
ECORDED IN  
OF JOHNSON

SAID PARK

3.84 FEET;  
76.14 FEET  
TH SECTION  
RY OF LAST

1.86 FEET;  
7.86 FEET;  
75.71 FEET  
SECTION;  
LAST SAID  
ING 7.184  
S-OF-WAY,

ENTY-FIVE  
IFTY-FIVE  
S SHOWN ON

REETS IN  
KNOWN AS  
NSHIP AND  
THE LOTS  
TING FEET  
PLAT AND  
USE.

EASEMENT"  
ILITIES,  
TION AND  
INES AND  
KE TITLE  
TIMES TO  
AND THE  
NY KIND,  
ECTED OR

IN THIS  
SHALL BE  
CH SHALL

AND NO  
ON ANY  
EXCEED  
14 FEET  
EED ONE  
STORAGE  
OF THE

GROUND  
RY OPEN  
T FOR A  
WELLING  
MITTED  
DOFS OF  
SHALL  
TWELVE

ONT LOT  
G SET-  
ALL BE  
AL SIDE  
IX (6)  
ILDING  
NCIPAL  
OF THE  
THAT

THIS  
REA IN  
Y WILL  
TIMES

NUM OR  
F ANY

Y, OR  
ED IN  
LDING.

TENT.

7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN 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.

8. 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.

9. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, 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 ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE CONCEALED.

10. 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 IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL BUILDING, AND PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

11. NO LOT SHALL BE USED OR MAINTAINED AS 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. DURING THE CONSTRUCTION OF A RESIDENCE AL CONSTRUCTION AND WASTER SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND NOT PERMITTED TO BE STREWN ABOUT AND ALL MATERIAL NOT SIDPOSED OF ON THE SUBJECT LOT SHALL BE TRANSPORTED OUT OF PARK FOREST SUBDIVISION.

12. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS 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 LINE CONNECTING THEM AT 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 LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.

13. ALL POWER AND TELEPHONE LINES ARE TO BE UNDERGROUND.

14. FENCES, TREES, AND SHRUBS ARE NOT PERMITTED WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY, NOR ARE THEY PERMITTED WITHIN FOUR (4) FEET IN ANY DIRECTION OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY LINE.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. SMALL BUSHES, SHRUBS OR SCREEN PLANTINGS BETWEEN 4 FEET AND 10 FEET ABOVE THE GROUND SHALL NOT BE PERMITTED. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT ALL LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

17. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED, AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

18. TRAILERS, BOATS, RECREATIONAL VEHICLES, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARDS OF ANY LOT.

19. DRIVEWAY LIGHTS WITH PHOTOELECTRIC SWITCHES SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AT A LOCATION WITHIN SIX (6) FEET OF THE DRIVEWAY AND WITHIN ONE (1) FOOT OF THE STREET RIGHT-OF-WAY LINE.

20. ALL DRIVES SHALL BE CONCRETE PAVED AND NOT LESS THAT TEN (10) FEET IN WIDTH.

21. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

22. SWALES, DRAINAGE DITCHES, AND REAR OR SIDE YARD SWALES SHALL NOT BE OBSTRUCTED BY VEGETATION, SHRUBS OR FILL WHICH OBSTRUCTS SURFACE WATER FLOW. ONLY OPEN CHAIN LINK TYPE FENCE (NO PRIVACY WEAVING) IS PERMITTED ON ANY DRAINAGE AND UTILITY EASEMENT.

23. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, AT ANY TIME FOLLOWING RECORDATION, AND 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 COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES. INVALIDATION OF ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

25. THESE COVENANTS MAY BE ENFORCED BY LOT OWNERS OF OFFICIALS OF THE GOVERNMENTAL UNIT OF WHICH THE SUBDIVISION IS A PART.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF Sept., 1996.

BY: WILLIAMS AT WHITELAND, INC.

*Marshall Williams Samuel R Williams*

NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES:

4-25-98

Michelle R. Gabehart  
MICHELLE R. GABEHART NOTARY PUBLIC

RESIDENT OF COUNTY OF Johnson

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN 1996.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN; AND THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET; AND THAT THIS PLAT COMPLIES WITH PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 3<sup>RD</sup> DAY OF SEPTEMBER, 1996.

Robert E. Etter  
ROBERT E. ETTER  
REGISTERED LAND SURVEYOR NO. S0219

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE TOWN COUNCIL OF WHITELAND ON THE 10<sup>th</sup> DAY OF JUNE, 1996.

Fred Brinkman  
FRED BRINKMAN, PRESIDENT

David A. Kelsky  
DAVID A. KELSRY, MEMBER

Norman L. Gabehart  
NORMAN L. GABEHART, MEMBER

Dan Csikos  
DAN CSIKOS, MEMBER

ROGER FORD, MEMBER

APPROVED BY THE TOWN OF WHITELAND PLAN COMMISSION AT MEETING HELD ON JUNE 3<sup>RD</sup>, 1996.

Dan Csikos  
DAN CSIKOS CHAIRMAN

Michelle R. Gabehart  
MICHELLE GABEHART, SECRETARY

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD ON JAN. 31<sup>ST</sup> 1994

ENTERED FOR TAXATION THIS 3<sup>th</sup> DAY OF September, 1996.

Deborah A. Shutta  
DEBORAH A. SHUTTA, AUDITOR  
JOHNSON COUNTY, INDIANA

NO. 96019865

RECEIVED FOR RECORD THIS 3<sup>rd</sup> DAY OF September

1996, AT 4:04 P.M. AND RECORDED IN PLAT BOOK C, PAGE

789 A+B

FEE: 23.00

Jean Harmon  
JEAN HARMON, RECORDER  
JOHNSON COUNTY, INDIANA

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF WHITELAND. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY DRAINAGE BOARD. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE. AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE TOWN OF WHITELAND WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.



MAJOR  
LAND SURVEYING

ENGINEERING ■ SURVEYING ■ LAND PLANNING

435 East Main Street, Suite G, Greenwood, Indiana 46143