

# THE PINES OF SECTION

# CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE FOREMENTIONED REAL ESTATE AS SUBMITTED BY PROJECTS PLUS ON JANUARY 20, 1998, OF A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 4 EAST AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 4 EAST AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER SECTION, THE NEXT EIGHT (8) COURSES FOLLOW THE NORTH WEST AND SOUTH LINES OF THE PINES OF GREENWOOD, SECTION ONE THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 251 A,B,C IN THE RECORDS OF THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA: 1) THENCE SOUTH 88 DEGREES 25 MINUTES 39 SECONDS WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID QUARTER SECTION 1342.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; 2) THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECONDS WEST 32. SECTION 385.41 FEET; 3) THENCE SOUTH 00 DEGREES 42 MINUTES 32 SECONDS WEST 684.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; 4) THENCE SOUTH 89 DEGREES 17 MINUTES 39 SECONDS EAST 129.03 FEET; 5) THENCE NORTH 84 DEGREES 07 MINUTES 45 SECONDS EAST 50.33 FEET; 6) THENCE NORTH 78 DEGREES 40 MINUTES 23 SECONDS EAST 132.92 FEET; 7) THENCE SOUTH 00 DEGREES 42 MINUTES 21 SECONDS WEST 41.08 FEET; 8) THENCE NORTH 78 DEGREES 40 MINUTES 23 SECONDS EAST 72.48 FEET TO THE NORTHEAST CORNER OF THE VILLAGE PINES OF GREENWOOD SECTION ONE, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 250 E,F,G,H IN THE RECORDS OF SAID RECORDERS OFFICE. THE NEXT TWO (2) COURSES FOLLOW THE WEST AND SOUTH LINES OF THE VILLAGE PINES OF GREENWOOD SECTION ONE: 1) THENCE SOUTH 11 DEGREES 45 MINUTES 14 SECONDS EAST 357.02 FEET; 2) THENCE NORTH 78 DEGREES 14 SECONDS EAST 70.00 FEET; THENCE SOUTH 11 DEGREES 45 MINUTES 14 SECONDS EAST 945.02 FEET; THENCE SOUTH 78 DEGREES 46 MINUTES 48 SECONDS WEST 394.16 FEET; THENCE NORTH 89 DEGREES 14 MINUTES 48 SECONDS WEST 165.26 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 56 SECONDS WEST 50.33 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 39 SECONDS WEST 120.10 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 39 SECONDS EAST 1339.77 FEET TO THE POINT OF BEGINNING CONTAINING 17.25 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

1.) THIS SUBDIVISION SHALL BE KNOWN AND OF GREENWOOD SUBDIVISION-SECTION 7

2.) THE STREETS AND RIGHTS OF WAY SHOW CONSTRUCTION STANDARDS AND ACCEPT TO PUBLIC USE, TO BE OWNED AND MA GOVERNMENTAL BODY HAVING JURISDICTION

3.) THERE ARE STRIPS OF GROUND, AS SHON "LANDSCAPE EASEMENT" (L.E.) WHICH ARE FOR USE BY THE PINES OF GREENWOOD ITS SUCCESSORS AND ASSIGNS TO MAINT ISLANDS, DRIVEWAY PAVEMENT AND WALLS DECLARATION OF COVENANTS, CONDITIONS THE PINES OF GREENWOOD SUBDIVISION, SHALL HAVE THE RIGHT OF ACCESS TO MAINTENANCE AND REPAIRS OF PUBLIC FI

4.) THERE ARE STRIPS OF GROUND AS SHON U.E. (DRAINAGE AND UTILITY EASEMENT) FOR PUBLIC UTILITIES, NOT INCLUDING FOR INSTALLATION AND MAINTENANCE OF POL LINES, AND WIRES SUBJECT AT ALL THE AUTHORITIES AND TO THE STRUCTURE OF PERMANENT OR OTHER STRIPS OF THIS SUBDIVISION SHALL TAKE THEIR T RIGHTS OF THE PUBLIC UTILITIES AND OF OTHER LOTS IN THIS SUBDIVISION.

5.) ANY FIELD TILE OR UNDERGROUND DRAIN CONSTRUCTION OF IMPROVEMENTS WITH BE PERPETUATED, AND ALL OWNERS OF THEIR SUCCESSORS AND ASSIGNS SHALL DRAINAGE CODE OF 1985.

6.) DRAINAGE SWALES (DITCHES) ALONG THE RIGHT OF WAY AND ON DEDICATED EAS ALTERED, DUG OUT, FILLED IN, TILED WITHOUT THE WRITTEN PERMISSION OF PUBLIC WORKS & SAFETY. PROPERTY C SWALES AS SODDED GRASSWAYS OR OF WATER FROM ROOFS OR PARKING AREA PROPERTY LONG ENOUGH SO THAT SAI WILL NOT BE DAMAGED BY SUCH WATER CONSTRUCTED OVER THESE SWALES OR APPROPRIATE STRUCTURES HAVE BEEN BOARD OF PUBLIC WORKS & SAFETY.

7.) ANY PROPERTY OWNER ALTERING, CHANG MAINTAIN THESE DRAINAGE SWALES (DR RESPONSIBLE FOR SUCH ACTION AND DA BY CERTIFIED MAIL TO REPAIR SAID NO ACTION IS TAKEN BY THE OWNER, WILL CAUSE SUCH REPAIRS TO BE AC SUCH REPAIRS WILL BE THE BURDEN PROPERTY, FAILURE TO PAY WILL, RESI PROPERTY.

THIS SUBDIVISION CONTAINS SIXTY (60) LOTS NUMBERED FIFTY NINE (59) THROUGH SEVENTY NINE (79) AND LOTS ONE HUNDRED THIRTY TWO (132) THROUGH ONE SEVENTY SEVEN (177) AND COADJUNCT AREAS TOGETHER AS SHOWN WITH

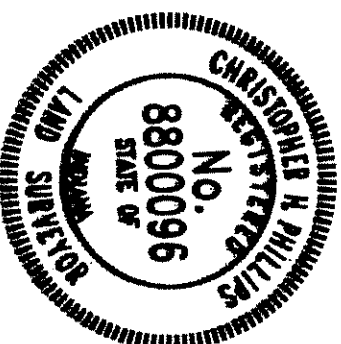
SECTION 385.41 FEET; 2) THENCE SOUTH 17 MINUTES 39 SECONDS WEST 644.57 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; 4) THENCE SOUTH 89 DEGREES 17 MINUTES 45 SECONDS WEST 120.03 FEET; 5) THENCE NORTH 84 DEGREES 07 MINUTES 23 SECONDS EAST 50.33 FEET; 6) THENCE NORTH 78 DEGREES 40 MINUTES 21 SECONDS EAST 132.92 FEET; 7) THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS WEST 41.08 FEET; 8) THENCE NORTH 78 DEGREES 40 MINUTES 23 SECONDS EAST 72.46 FEET TO THE NORTHEAST CORNER OF THE VILLAGE PINES OF GREENWOOD SECTION ONE, THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 250 E.F.G.M. IN THE RECORDS OF SAID RECORDERS OFFICE. THE NEXT TWO (2) COURSES FOLLOW THE WEST AND SOUTH LINES OF THE VILLAGE PINES OF GREENWOOD SECTION ONE: 1) THENCE SOUTH 11 DEGREES 45 MINUTES 14 SECONDS EAST 357.02 FEET; 2) THENCE NORTH 78 DEGREES 14 MINUTES 46 SECONDS EAST 70.00 FEET; THENCE SOUTH 78 DEGREES 45 MINUTES 14 SECONDS EAST 845.02 FEET; THENCE SOUTH 11 DEGREES 14 MINUTES 46 SECONDS WEST 394.16 FEET; THENCE NORTH 78 DEGREES 17 MINUTES 17 SECONDS WEST 165.26 FEET; THENCE SOUTH 83 DEGREES 54 MINUTES 56 SECONDS WEST 50.35 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 39 SECONDS WEST 120.10 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST 1339.77 FEET TO THE POINT OF BEGINNING CONTAINING 17.25 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS SIXTY (60) LOTS NUMBERED FIFTY NINE (59) THROUGH SEVENTY NINE (79) AND LOTS ONE HUNDRED THIRTY TWO (132) THROUGH ONE HUNDRED SEVENTY (170) AND COMMON AREAS TOGETHER AS SHOWN WITH STREETS AND EASEMENTS ON THE WITHIN PLAT.

ALL MONUMENTS SHOWN, IF NOT EXISTING, WILL EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL, ARE ACCURATELY SHOWN. THE COMPUTED ERROR OF CLOSEURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET, AND THIS PLAT COUPLES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE, THE SIZES OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL  
THIS 8th DAY OF SEPTEMBER, 2000

*Christopher H. Phillips*  
CHRISTOPHER H. PHILLIPS  
REGISTERED LAND SURVEYOR #4400096  
STATE OF INDIANA



WE, THE UNDERSIGNED, THE OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT. ALL OF THE STREETS SHOWN ON THE WITHIN PLAT ARE TO BE DEDICATED TO THE PUBLIC FOR THEIR USE AND THAT ALL LOTS WITHIN THE SUBDIVISION SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS INSTRUMENT NUMBER 2000-001681 ON THE 24th DAY OF JANUARY 2000 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND THE FOLLOWING, AND SHALL BE CONSIDERED AND HEREBY DECLARE TO BE RUNNING WITH THE LAND.

THE DEVELOPMENT SHALL BE DEVELOPED IN CONFORMANCE WITH THE RECORDED MASTER PLAN AND THE PUD ZONING ORDINANCE No. 99-12 RECORDED IN PLAT CABINET "D", SLIDE 190 "A" THRU "L" AS INSTRUMENT NUMBER 1998010086 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

5.) ANY FIELD TILE OR UNDERGROUND CONSTRUCTION OF IMPROVEMENTS BE PERPETUATED, AND ALL OWNERS THEIR SUCCESSORS AND ASSIGNS S DRAINAGE CODE OF 1985.

6.) DRAINAGE SWALES (DITCHES) ALONG RIGHT OF WAY AND ON DEDICATED ALTERED, DUG OUT, FILLED IN, TILE WITHOUT THE WRITTEN PERMISSION PUBLIC WORKS & SAFETY. PROPER SWALES AS SODDED GRASSWAYS OR WATER FROM ROOFS OR PARKING PROPERTY. LONG ENOUGH SO THAT WILL NOT BE DAMAGED BY SUCH A CONSTRUCTED OVER THESE SWALES APPROPRIATE STRUCTURES HAVE BE BOARD OF PUBLIC WORKS & SAFE

7.) ANY PROPERTY OWNER ALTERING, MAINTAIN THESE DRAINAGE SWALES RESPONSIBLE FOR SUCH ACTION A BY CERTIFIED MAIL TO REPAIR SAID NO ACTION IS TAKEN BY THE OWN WILL CAUSE SUCH REPAIRS TO BE SUCH REPAIRS WILL BE THE BURD PROPERTY. FAILURE TO PAY WILL PROPERTY.

8.) THE STRIPS OF GROUND SHOWN O SEWER, DRAINAGE, AND UTILITY E RESERVED FOR THE USE OF THE INSTALLATION OF WATER MAINS, P AND THE DRAINAGE FACILITIES, SA FOR THE CITY OF GREENWOOD FI MAINTENANCE OF SANITARY SEW SUBJECT AT ALL TIMES TO THE E EASEMENT HEREIN RESERVED. NO ARE TO BE ERRECTED OR MAINTAI BUT OWNERS OF LOTS IN THIS S TULES SUBJECT TO THE RIGHTS OF RIGHTS OF THE OWNERS OF OTH

9.) WHERE SANITARY DISCHARGE CAN SANITARY SEWER SYSTEM BY GRV ELEVATION WHERE A PLUMBING I INSTALLED MUST BE A MINIMUM THE LOWEST DOWNSTREAM OR U THE SUBJECT LATERAL CONNECT ENTER A SYSTEM BY GRAVITY FL DIRECTED INTO A TIGHTLY COVER THE EFFLUENT SHALL BE LIFTED A MINIMUM OF 12 INCHES ABOVE DOWNSTREAM OR UPSTREAM UN SUBJECT LATERAL CONNECTION. I CONNECTION THERETO SHALL BE SEWER SYSTEM. NO STORM WATE FOOTING DRAINS (PERIMETER DRA BE CONNECTED TO THE SANITARY TO BE INSTALLED ON ANY LOT C CONNECTED, VIA A HARD PIPE C WATER DRAINAGE SYSTEM IN A A THE CITY OF GREENWOOD.

THIS PL

# THE PINES OF GREENWOOD SECTION TWO GREENWOOD, JOHNSON COUNTY

IN A LAND SURVEYOR,  
STATE OF INDIANA,  
THE FOLLOWING  
SHOWN ON THE HEREIN  
AND BELIEF,  
MENTIONED REAL  
MAY 20, 1998, OF A  
TOWNSHIP 13 NORTH  
OF THE SOUTHWEST  
RTH, RANGE 4  
INSON COUNTY, INDIANA

TOWNSHIP 13 NORTH,  
RTER OF SECTION 8,  
ND PRINCIPAL  
AS FOLLOWS:

WEST HALF OF SAID  
1) COURSES FOLLOW  
S OF GREENWOOD,  
N PLAT CABINET "D",  
RDERS OFFICE OF  
DEGREES 25 MINUTES  
E NORTH LINE OF SAID  
ST CORNER OF SAID  
EES 55 MINUTES 59  
SOUTHEAST QUARTER,  
NEES 42 MINUTES 32  
EARNING OF THIS  
1) 17 MINUTES 39  
14 DEGREES 07 MINUTES 45  
1 DEGREES 40 MINUTES 23  
10 DEGREES 42 MINUTES 21  
8 DEGREES 40 MINUTES 25  
R OF THE VILLAGE  
F WHICH IS RECORDED  
RECORDS OF SAID  
FOLLOW THE WEST AND  
ND SECTION ONE: 1)  
ONDS EAST 357.02 FEET; 2)  
ONDS EAST 70.00 FEET;  
ONDS EAST 845.02 FEET;  
ONDS WEST 394.16 FEET;  
ONDS WEST 165.28 FEET;  
ONDS WEST 50.35 FEET;  
ONDS WEST 120.10 FEET;  
ONDS EAST 1339.77 FEET  
ACRES, MORE OR LESS,  
EMENTS AND

1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE PINES OF GREENWOOD SUBDIVISION-SECTION TWO"

2.) THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.

3.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (I.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE PINES OF GREENWOOD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DETIRED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PINES OF GREENWOOD SUBDIVISION. THE GREENWOOD B.P.W. & S. SHALL HAVE THE RIGHT OF ACCESS TO THE ISLAND AREA FOR MAINTENANCE AND REPAIRS OF PUBLIC FACILITIES.

4.) THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, LINES, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREBY RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

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

6.) DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. 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 (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY.

7.) ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (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 BY THE OWNER, THE GREENWOOD B.P.W. & S. WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

10.) NO FENCE, WALL OR SIMILAR ITEM BETWEEN 2.5 TO 10 FEET TO REMAIN ON A LINE CORNER SAID STREET ARTERIAL STREET CORNER, FROM LINES EXTENDING TO ANY LOT RIGHT OF WAY PAVEMENT OR 40 FEET OF WITHIN 70 FEET

11.) DEFINITIONS  
A. SIDE LINE  
B. REAR LINE  
C. FRONT LINE  
D. CUL-DE-SAC  
E. SIDE YARD  
F. A MINIMUM FOR EACH

12.) NO LOT SHALL BE BUILT ON ANY LOT CORNER AND AS SHOWN IN THE INDIANA RECORDS OF SAID PLACE OR

13.) NO BUILDING SHALL BE RECORDED AND OPEN TO THE PUBLIC PERMIT ANOTHER

14.) THE MINIMUM

15.) ALL DWELLINGS SHALL BE WITH A HILL

16.) INVALIDATION OF COURT OF PROVISION

17.) THE OWNERS ASSIGNS

RECORDED FIFTY NINE (59) THROUGH FIFTY TWO (132) THROUGH ONE TOGETHER AS SHOWN WITH



# OHENSON COUNTY, INDIANA

KNOWN AND DESIGNATED AS THE PINES  
SECTION TWO.

WAY SHOWN HEREON, SUBJECT TO  
AND ACCEPTANCE, ARE HEREBY DEDICATED  
AND MAINTAINED BY THE  
JURISDICTION OVER THEM.

10. AS SHOWN ON THE PLAT, MARKED  
WHICH ARE RESERVED AS EASEMENTS  
GREENWOOD HOMEOWNERS ASSOCIATION,  
S TO MAINTAIN THE LANDSCAPE AREAS,  
AND WALLS AS DEFINED IN THE  
CONDITIONS AND RESTRICTIONS OF  
DIVISION, THE GREENWOOD B.P.W. & S.  
ACCESS TO THE ISLAND AREA FOR  
PUBLIC FACILITIES.

11. AS SHOWN ON THE PLAT MARKED "D &  
EASEMENT), THESE STRIPS ARE RESERVED  
INCLUDING TRANSPORTATION COMPANIES, FOR THE  
CE OF POLES, MAINS, SEWERS, DRAINS, DUCTS,  
AT ALL TIMES TO THE PROPER  
EASEMENTS HEREIN RESERVED. NO  
FIGURE OF ANY KIND ARE TO BE ERRECTED  
STRIPS OF GROUND, OWNERS OF LOTS IN  
IE THEIR TITLES SUBJECT TO THE  
TES AND THE RIGHTS OF THE OWNERS  
DIVISION.

12. DRAIN WHICH IS ENCOUNTERED IN  
IDENTS WITHIN THIS SUBDIVISION SHALL  
OWNERS OF LOTS IN THIS SUBDIVISION,  
SIGNS SHALL COMPLY WITH THE INDIANA

13. ALONG THE ROADWAYS AND WITHIN THE  
CATED EASEMENTS ARE NOT TO BE  
IN, TILED OR CHANGED OTHERWISE  
SSION OF THE GREENWOOD BOARD OF  
PROPERTY OWNERS MUST MAINTAIN THESE  
WAYS OR OTHER NON-ERODING SURFACES,  
KING AREAS MUST BE CONTAINED ON THE  
) THAT SAID DAMAGE SWALES (DITCHES)  
LACK WATER, DRIVEWAYS MUST BE  
SWALES OR DITCHES ONLY WHEN  
AVE BEEN PERMITTED BY THE GREENWOOD  
SAFETY.

14. NG, CHANGING, OR FAILING TO  
WALLES (DITCHES) WILL BE HELD  
TION AND WILL BE GIVEN 10 DAYS NOTICE  
R SAID DAMAGE, AFTER WHICH TIME IF  
; OWNER, THE GREENWOOD B.P.W. & S.  
TO BE ACCOMPLISHED AND THE COSTS FOR  
BURDEN OF THE OWNER OF THE  
WILL RESULT IN A LIEN AGAINST THE

15. AN ON THE PLAT AND MARKED "SANITARY  
TY EASEMENT" (S.S., D & U.E.) ARE  
THE PUBLIC UTILITIES FOR THE  
S, POLES, DUCTS, LINES AND WIRES,  
S, SAID STRIPS ARE ALSO RESERVED  
D FOR THE INSTALLATION AND  
LEVER MAINS AND APPURTENANCES  
HE PROPER AUTHORITIES AND TO THE  
NO PERMANENT OR OTHER STRUCTURES  
INTAINED UPON SAID STRIPS OF LAND;  
S SUBDIVISION SHALL TAKE THEIR  
RTS OF THE PUBLIC UTILITIES AND THE  
OTHER LOTS IN THIS SUBDIVISION.

10.)

NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER  
SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION  
BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED  
TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY  
A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF  
SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR  
ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY  
CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY  
LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY  
TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET  
RIGHT OF WAY LINE AND THE EDGE OF PAVEMENT OF A DRIVEWAY  
PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN  
40 FEET OF THE INTERSECTION OF TWO STREET CENTER LINES OR  
WITHIN 70 FEET FOR CORNER LOTS.

11.)

DEFINITIONS  
A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE  
ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.  
B. REAR LINE - MEANS THE BOUNDARY LINE THAT IS FARTHEST  
FROM AND SUBSTANTIALLY PARALLEL TO THE ROAD ON WHICH  
THE LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE  
DETERMINED FROM EITHER ADJUTING ROAD.  
C. FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL  
BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.  
D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A  
CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE  
AS SHOWN ON THE PLAT OF THAT LOT.  
E. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL BE A  
MINIMUM OF FIVE (5) FEET AND NO LESS THAN THE AGGREGATE  
OF TEN (10) FEET.  
F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED  
FOR EACH PERIMETER LOT IN THE DEVELOPMENT.

12.)

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO  
BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED ON  
ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3  
AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE  
AS AMENDED AND PRESENTLY IN EFFECT IN THE CITY OF GREENWOOD.  
INDIANA NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERRECTED,  
PLACE OR PERMITTED ON ANY LOT.

13.)

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY  
LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE  
RECORDED PLAT. FOR THE PURPOSE 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 ON A LOT TO ENCRONCH UPON  
ANOTHER LOT.

14.)

THE MINIMUM TOTAL USABLE SPACE SHALL BE 1000 SQUARE FEET.

15.)

ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE  
WITH A HARD-SURFACE DRIVEWAY AND PARKING AREA.

16.)

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

17.)

THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR  
ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING  
AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR  
COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED  
SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE  
RESTRICTIONS. NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE  
ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH  
RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER  
ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE  
RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL, TO ASSET ANY  
RIGHT.

18.)

THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL  
RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES  
AND PERSONS CLAIMING UNDER THEM, SUCH PROVISIONS SHALL  
BE IN FULL FORCE AND EFFECT FOR A TIME PERIOD OF 25 YEARS  
FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS  
SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF  
TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR  
IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF  
DECLARATION.

2. AN ENTER INTO A PUBLIC OR PRIVATE  
GRAVITY FLOW, THE LOWEST FLOOR