

FINAL PLAT

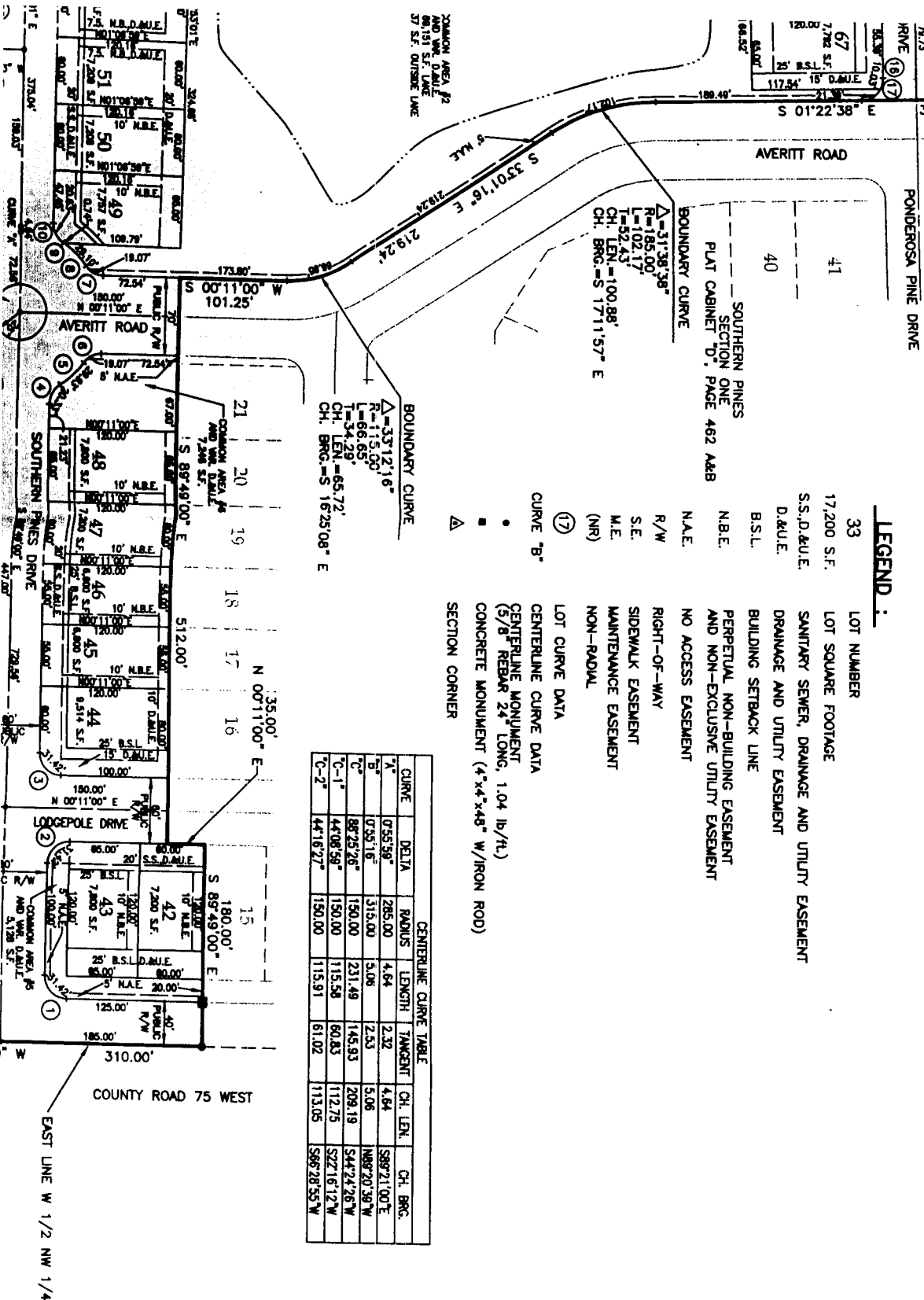
D5334

SOUTHERN PINES - SECTION TWO

CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

ZONING: R-3

(ZERO LOT LINE)



LEGEND:

- 33 LOT NUMBER
- 17,200 S.F. LOT SQUARE FOOTAGE
- SS, D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- N.B.E. PERPETUAL, NON-BUILDING EASEMENT AND NON-EXCLUSIVE UTILITY EASEMENT
- N.A.E. NO ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- S.E. SIDEWALK EASEMENT
- M.E. MAINTENANCE EASEMENT
- (NR) NON-RADIAL
- ⑰ CURVE "b"
- △ LOT CURVE DATA
- CENTERLINE CURVE DATA
- CENTERLINE MONUMENT (5/8" REBAR 24" LONG, 1.04 LB/FT.)
- CONCRETE MONUMENT (4"x4"x48" W/IRON ROD)
- ▲ SECTION CORNER

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. LEN.	CH. BRG.
a	0°55'58"	285.00	4.64	2.32	4.64	S89°21'00"E
b	0°55'16"	315.00	5.08	2.53	5.08	N89°20'39"W
c	89°25'26"	150.00	231.49	145.93	209.19	S44°24'26"W
c-1	44°08'58"	150.00	115.58	60.83	112.75	S27°16'12"W
c-2	44°16'27"	150.00	115.91	61.02	113.05	S86°28'55"W

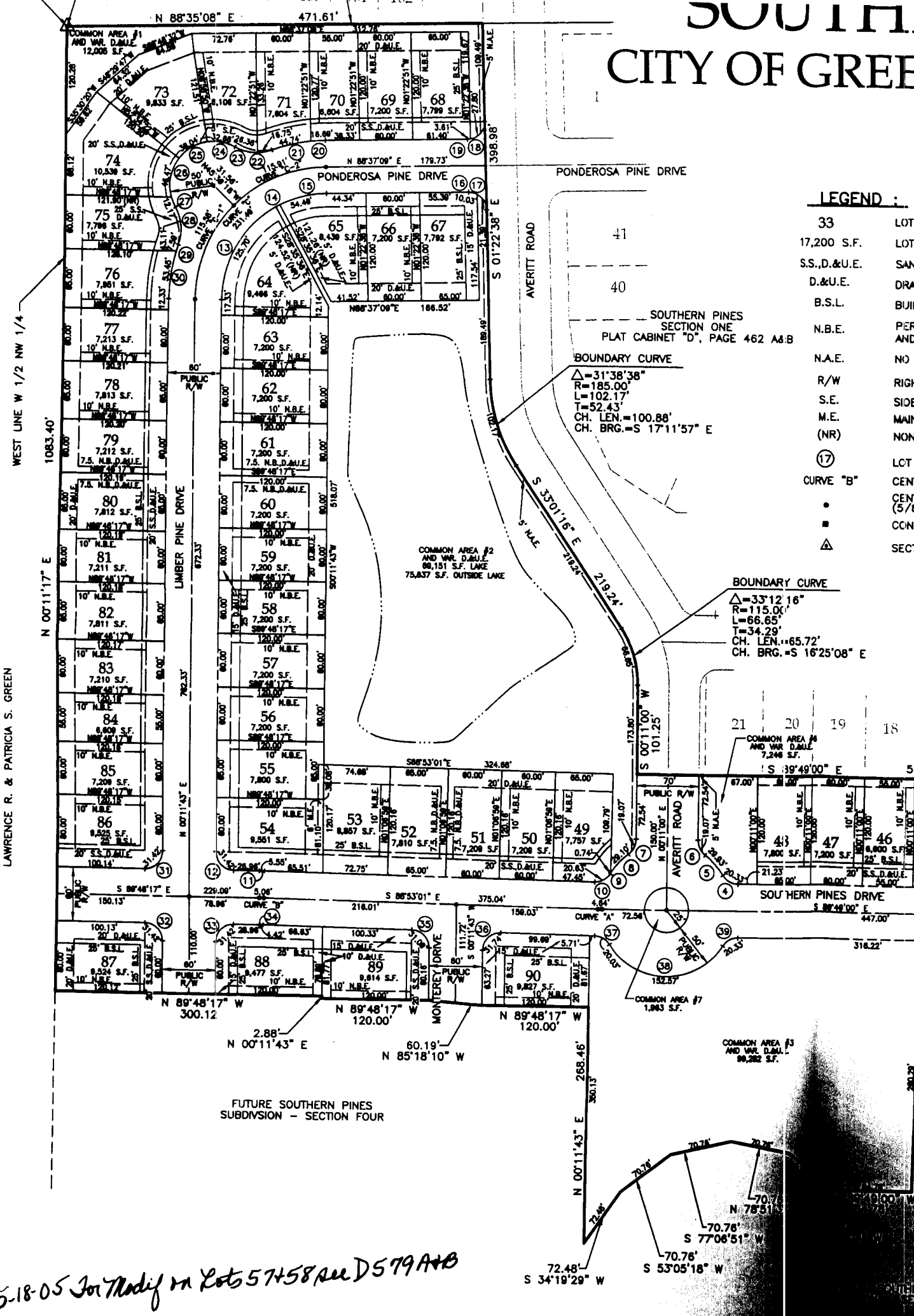
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. LEN.	CH. BRG.
1	90°00'00"	20.00	31.42	20.00	28.28	N45°11'00"E
2	90°00'00"	20.00	31.42	20.00	28.28	S44°49'00"E
3	90°00'00"	20.00	31.42	20.00	28.28	N45°11'00"E
4	56°14'22"	20.00	20.33	11.14	19.47	S80°41'49"E
5	22°51'47"	75.00	29.93	15.17	29.73	N43°00'31"W
6	54°37'24"	20.00	19.07	10.33	18.35	S27°07'42"E
7	54°37'24"	20.00	19.07	10.33	18.35	N27°29'42"E
8	22°13'40"	75.00	29.10	14.73	28.81	S43°41'35"W
9	0°34'00"	75.00	0.74	0.37	0.74	S22°17'45"W
10	59°06'15"	20.00	20.63	11.34	19.73	N81°33'52"E
11	0°55'16"	345.00	5.55	2.77	5.55	N89°20'39"W
12	90°00'00"	20.00	31.42	20.00	28.28	S44°48'17"E
13	60°01'03"	120.00	125.70	68.31	120.03	S30°12'15"W
14	2°23'15"	120.00	5.00	2.50	5.00	S81°24'24"W
15	28°01'08"	120.00	54.48	27.72	54.03	S72°36'35"W
16	28°43'51"	20.00	10.03	5.12	8.92	N77°00'55"W
17	61°16'22"	20.00	21.39	11.85	20.38	N32°00'49"W
18	78°39'02"	20.00	27.80	16.68	26.62	N35°28'53"E
19	10°29'45"	20.00	3.61	1.81	3.61	N85°28'46"E
20	5°18'45"	180.00	18.99	8.35	16.88	S85°57'48"W
21	14°14'28"	180.00	44.74	22.48	44.62	S76°11'10"W
22	19°11'44"	50.00	16.75	8.45	16.87	N78°39'48"E
23	30°12'19"	50.00	26.36	13.49	26.05	S76°38'10"E
24	37°28'49"	50.00	32.68	16.85	32.10	N80°15'25"W
25	43°35'32"	50.00	38.04	19.89	37.13	S89°13'24"W
26	53°15'08"	50.00	46.47	25.07	44.82	S10°48'04"W
27	13°57'06"	50.00	12.17	6.12	12.14	S22°48'02"E
28	49°24'03"	50.00	43.11	23.00	41.79	N65°04'34"W
29	2°24'58"	180.00	7.58	3.80	7.59	S18°24'39"W
30	17°00'47"	180.00	53.45	28.92	53.25	S08°42'06"W
31	90°00'00"	20.00	31.42	20.00	28.28	N45°11'43"E
32	90°00'00"	20.00	31.42	20.00	28.28	N44°48'17"W
33	90°00'00"	20.00	31.42	20.00	28.28	S45°11'43"W
34	0°55'16"	275.00	4.42	2.21	4.42	N89°20'39"W
35	89°04'44"	20.00	31.09	19.88	28.06	N44°20'39"W
36	90°55'16"	20.00	31.74	20.32	28.51	S45°38'21"W
37	57°22'36"	20.00	20.03	10.94	19.20	N80°11'43"W
38	11°16'33'23"	75.00	152.57	121.33	127.59	S88°47'08"E
39	58°14'48"	20.00	20.33	11.14	19.47	S81°03'36"W
40	90°00'00"	20.00	31.42	20.00	28.28	N44°49'00"W
41	90°00'00"	20.00	31.42	20.00	28.28	S45°11'00"W
42	90°00'00"	20.00	31.42	20.00	28.28	N44°49'00"W

WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST LATERAL CONNECTION. WHERE SANITARY DISCHARGE IS TO BE MADE BY PUMP, THE MINIMUM CLEARANCE SHALL BE 18 INCHES ABOVE THE TOP OF THE LOWEST LATERAL CONNECTION. THE SANITARY SEWER AND THE CONNECTION THEREON, SHALL BE USED ONLY FOR AND AS SANITARY SEWER. THE CONNECTION SHALL BE RUN-OFF WATER DRAINAGE FORMING DRAINS TO THE SANITARY SEWER. SUB-SOIL DRAINAGE SHALL BE FORMED TO THE SANITARY SEWER.

SOUTH CITY OF GREE

LEGEND :

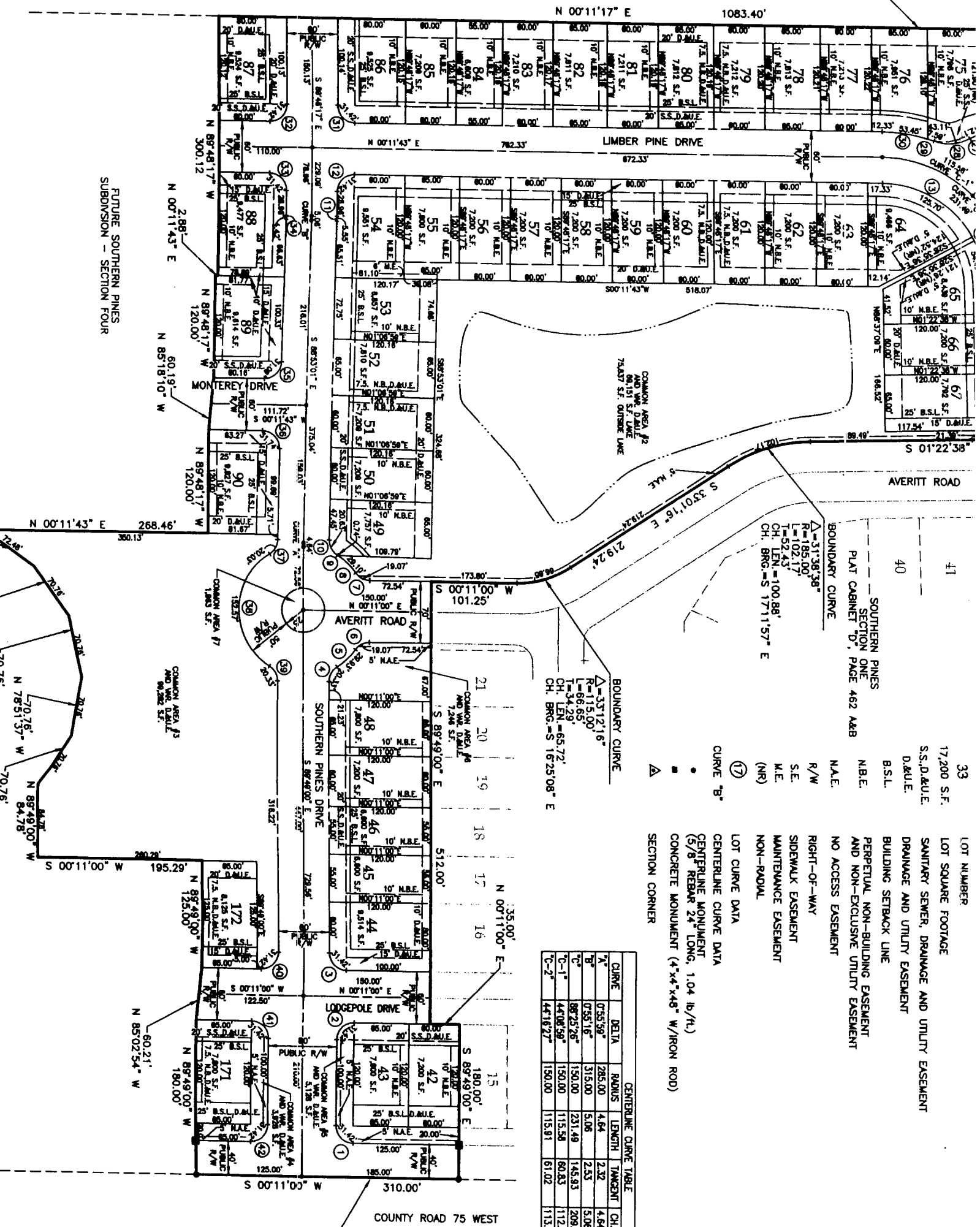
33	LOT
17,200 S.F.	LOT
S.S.,D.&U.E.	SANIT
D.&U.E.	DRAIN
B.S.L.	BUILD
N.B.E.	PERF AND
N.A.E.	NO J
R/W	RIGHT
S.E.	SIDE
M.E.	MAIN
(NR)	NON-
(17)	LOT
CURVE "B"	CENT
•	CENT (5/8")
■	CONC
△	SECT



LAWRENCE R. & PATRICIA S. GREEN

5-18-05 For Modif on Lots 57+58 and D579A+B

THIS PLAT PREPARED BY GREENWOOD SURVEYING



FUTURE SOUTHERN PINES
SUBDIVISION - SECTION FOUR

33
17,200 S.F.
S.S.D.&U.E.
D.&U.E.
B.S.L.
N.B.E.
N.A.E.
R/W
S.E.
M.E.
(NR)

LOT NUMBER
LOT SQUARE FOOTAGE
SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT
BUILDING SETBACK LINE
PERPETUAL, NON-BUILDING EASEMENT
AND NON-EXCLUSIVE UTILITY EASEMENT
NO ACCESS EASEMENT
RIGHT-OF-WAY
SIDEWALK EASEMENT
MAINTENANCE EASEMENT
NON-RADIAL

BOUNDARY CURVE
 $\Delta = 31^{\circ}38'38''$
 $R = 185.00'$
 $L = 102.17'$
 $CH. LEN = 100.88'$
 $CH. BRG = S 17^{\circ}11'57'' E$

40
SOUTHERN PINES
SECTION ONE
PLAT CABINET 'D', PAGE 482 A&B

BOUNDARY CURVE
 $\Delta = 37^{\circ}12'16''$
 $R = 115.00'$
 $L = 66.65'$
 $CH. LEN = 65.72'$
 $CH. BRG = S 16^{\circ}25'08'' E$

BOUNDARY CURVE
 $\Delta = 31^{\circ}12'16''$
 $R = 115.00'$
 $L = 66.65'$
 $CH. LEN = 65.72'$
 $CH. BRG = S 16^{\circ}25'08'' E$

LOT CURVE DATA
 CENTERLINE CURVE DATA
 CENTERLINE MONUMENT
 (5/8" REBAR 24" LONG, 1.04 lb/ft.)
 CONCRETE MONUMENT (4"x4"x48" w/IRON ROD)
 SECTION CORNER

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CH. LEN.	CH.
A	0°55'58"	285.00	4.64	2.32	4.64	589.71
B	0°55'16"	315.00	5.08	2.53	5.08	589.70
C	0°25'26"	150.00	231.49	145.93	209.19	544.74
C-1	44°08'58"	150.00	115.58	60.83	112.75	527.16
C-2	44°16'27"	150.00	115.91	61.02	113.05	586.28

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FINAL PLAT SOUTHERN PINES - SECTION TWO GREENWOOD, JOHNSON COUNTY, INDIANA ZONING: R-3 (ZERO LOT LINE)

SECTIONAL LAND
STATE OF
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OF THE
S-OF-WAY
THE BOUNDARY
(.000) FEET
DIVISION

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MINUTES 38
CURVE
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18 MINUTES
MINUTES 16
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11.25 FEET;
12.00 FEET;
ES 11

DEGREES 49
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VISION.

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 OF SOUTHERN PINES SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 2003-027223 ON THE 3rd DAY OF JULY 2003 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.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN PINES - 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 "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, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN 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.
- 4.) 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.
- 5.) 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.
- 6.) 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.
- 7.) THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT 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.
- 8.) A PERPETUAL TEN (10) FOOT NON-BUILDABLE EASEMENT BETWEEN STRUCTURES FOR MAINTENANCE, FIRE PROTECTION AND DRAINAGE EASEMENT SHALL BE PROVIDED ON THE ADJOINING LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE WHICH SHALL HAVE NO STRUCTURES BUILT ON. THE EXTERIOR WALL OF THE DWELLING ALONG THE ZERO LOT LINE SHALL BE MAINTAINED IN ITS ORIGINAL COLOR AND TREATMENT UNLESS OTHERWISE AGREED TO IN WRITING BY THE TWO AFFECTED LOT OWNERS. ROOF OVERHANGS MAY PENETRATE THE EASEMENT ON THE ADJACENT LOT A MAXIMUM OF TWENTY-FOUR (24) INCHES, BUT THE ROOF SHALL BE SO DESIGNED THAT WATER RUNOFF FROM THE DWELLING PLACED ON OR NEAR THE ZERO LOT LINE IS LIMITED TO THE EASEMENT AREA.
- 9.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "NO ACCESS EASEMENT" (N.A.E.) WHICH PROHIBIT INGRESS/EGRESS ACROSS SAID STRIP. NO DRIVES ARE TO BE CONSTRUCTED ACROSS SAID STRIP.

- 10.) WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. THE SANITARY SEWERS, AND THE CONNECTION THERE TO, SHALL BE USED FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERIMETER DRAINS) OR SUB-SOIL DRAINS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMP SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SLAB TYPE CONSTRUCTION, CRAWL SPACE AND BASEMENT TYPE CONSTRUCTION SHALL BE PROHIBITED, AND SUMP PUMPS SHALL BE PROHIBITED WITH THE CITY OF GREENWOOD HAVING THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-6.
- 11.) 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.
- 12.) 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 ABUTTING 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. SIDEYARDS - THE SIDEYARD SETBACK DISTANCE FOR DWELLINGS SHALL BE A MINIMUM OF THREE (3) FEET AND A MAXIMUM OF SIX (6) FEET FROM THE ZERO LOT LINE SIDE; AND SHALL BE A MINIMUM OF TEN (10) FEET FROM THE OPPOSITE SIDE LOT LINE.
 - F. DWELLING SEPARATION - THE SEPARATION BETWEEN DWELLINGS SHALL BE A MINIMUM OF THIRTEEN (13) FEET.
 - G. DWELLINGS IN THIS SUBDIVISION ARE SUBJECT TO THE WRITTEN COMMITMENTS LISTED IN THE ANNEXATION/ZONING ORDINANCE No. 01-63 ADOPTED BY THE GREENWOOD COMMON COUNCIL ON MARCH 4, 2002; AND BY CURRENT CITY OF GREENWOOD ZERO LOT LINE ORDINANCE, SECTION 10-102, GREENWOOD MUNICIPAL CODE (CITY OF GREENWOOD ZONING ORDINANCE No. 82-1, AS AMENDED).
- 13.) 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 10-102 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.
- 14.) 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 ENCRACH UPON ANOTHER LOT.
- 15.) THE MINIMUM SQUARE FOOTAGE OF LIVING SPACE OF DWELLINGS, EXCLUSIVE OF PORCHES, GARAGES, OR BASEMENTS SHALL BE NO LESS THAN ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET FOR SINGLE STORY DWELLINGS AND SIXTEEN HUNDRED (1,600) SQUARE FEET FOR TWO STORY DWELLINGS.
- 16.) INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT 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 ASSERT ANY RIGHT.

FINAL PLAT

SOUTHERN PINES - SECTION

CITY OF GREENWOOD, JOHNSON COUNTY

ZONING: R-3 (ZERO LOT)

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; I FURTHER CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE WITHIN PLAT CORRECTLY REPRESENTS A SUBDIVISION OF THE FOLLOWING DESCRIBED REAL ESTATE INTO LOTS AND PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON, THAT THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET AND THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE.

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER OF SAID WEST HALF; THENCE ALONG THE NORTH LINE THEREOF NORTH 88 DEGREES 35 MINUTES 08 SECONDS EAST 471.81 FEET TO THE WESTERLY LINE OF SOUTHERN PINES SECTION ONE; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF; (1) THENCE SOUTH 01 DEGREES 22 MINUTES 38 SECONDS EAST 398.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS OF WHICH BEARS NORTH 88 DEGREES 37 MINUTES 22 SECONDS EAST 185.00 FEET; (2) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 38 MINUTES 38 SECONDS 102.17 FEET; (3) THENCE SOUTH 33 DEGREES 01 MINUTES 16 SECONDS EAST 219.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS OF WHICH BEARS SOUTH 58 DEGREES 58 MINUTES 44 SECONDS WEST 115.00 FEET; (4) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 12 MINUTES 16 SECONDS 86.85 FEET; (5) THENCE PARALLEL WITH THE EAST LINE OF SAID WEST HALF SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 101.25 FEET; (6) THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 512.00 FEET; (7) THENCE PARALLEL WITH LAST SAID EAST LINE NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST 35.00 FEET; (8) THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 180.00 FEET TO THE EAST LINE OF SAID WEST HALF; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 310.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 180.00 FEET; THENCE NORTH 85 DEGREES 02 MINUTES 54 SECONDS WEST 80.21 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 125.00 FEET; THENCE PARALLEL WITH SAID WEST LINE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 195.29 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 84.78 FEET; THENCE NORTH 54 DEGREES 50 MINUTES 04 SECONDS WEST 70.76 FEET; THENCE NORTH 78 DEGREES 51 MINUTES 37 SECONDS WEST 70.76 FEET; THENCE SOUTH 77 DEGREES 06 MINUTES 51 SECONDS WEST 70.76 FEET; THENCE SOUTH 53 DEGREES 05 MINUTES 18 SECONDS WEST 70.76 FEET; THENCE SOUTH 34 DEGREES 19 MINUTES 29 SECONDS WEST 72.48 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST 268.46 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST 120.00 FEET; THENCE NORTH 85 DEGREES 18 MINUTES 10 SECONDS WEST 80.19 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST 120.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 43 SECONDS EAST 2.88 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 17 SECONDS WEST 300.12 FEET TO THE WEST LINE OF SAID WEST HALF; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 17 SECONDS EAST 1083.40 FEET TO THE POINT OF BEGINNING, CONTAINING 20.08 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FIFTY-ONE (51) LOTS NUMBERED FORTY-TWO (42) THROUGH NINETY (90) AND LOTS ONE HUNDRED SEVENTY-ONE (171) THROUGH ONE HUNDRED SEVENTY-TWO (172), INCLUSIVE TOGETHER WITH STREETS, RIGHTS OF WAY, EASEMENTS AND COMMON AREAS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF AUGUST, 2004.



Jeffrey D. Knarr
 JEFFREY D. KNARR
 PROFESSIONAL LAND SURVEYOR
 INDIANA NO. 20100069

THIS PLAT IS BASED ON A SURVEY RECORDED IN FILE _____ PAGE _____ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY, OR ANY PRIOR SUBDIVISION PLAT CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THIS SUBDIVISION.

RECEIVED AND ACCEPTED THIS 2nd DAY OF Sept, 2004
Donna L. Zelnor
 DONNA L. ZELNOR
 PLEASANT TOWNSHIP ASSESSOR
 JOHNSON COUNTY, 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 OF SOUTHERN PINES SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 2003-027223 ON THE 3rd DAY OF JULY 2003 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.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN PINES - 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 "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, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN 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.
- 4.) 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 1985.
- 5.) 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.
- 6.) 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.
- 7.) THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT 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.
- 8.) A PERPETUAL TEN (10) FOOT NON-BUILDABLE EASEMENT BETWEEN STRUCTURES FOR MAINTENANCE, FIRE PROTECTION AND DRAINAGE EASEMENT SHALL BE PROVIDED ON THE ADJOINING LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE WHICH SHALL HAVE NO STRUCTURES BUILT ON. THE EXTERIOR WALL OF THE DWELLING ALONG THE ZERO LOT LINE SHALL BE MAINTAINED IN ITS ORIGINAL COLOR AND TREATMENT UNLESS OTHERWISE AGREED TO IN WRITING BY THE TWO AFFECTED LOT OWNERS. ROOF OVERHANGS MAY PENETRATE THE EASEMENT ON THE ADJACENT LOT A MAXIMUM OF TWENTY-FOUR (24) INCHES, BUT THE ROOF SHALL BE SO DESIGNED THAT WATER RUNOFF FROM THE DWELLING PLACED ON OR NEAR THE ZERO LOT LINE IS LIMITED TO THE EASEMENT AREA.
- 9.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "NO ACCESS EASEMENT" (N.A.E.) WHICH PROHIBIT INGRESS/EGRESS ACROSS SAID STRIP. NO DRIVES ARE TO BE CONSTRUCTED ACROSS SAID STRIP.

16:00

3

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF
SOUTHERN PINES**

This **FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SOUTHERN PINES** ("First Amendment") is made as of the ____ day of December, 2005, by Pines of Greenwood, LLC ("Developer").

WITNESSETH:

WHEREAS, Developer executed and recorded that certain Declaration of Covenants, Conditions and Restrictions of Southern Pines, Inc. dated July 3, 2003 and recorded in the Office of the Recorder of Johnson County, Indiana as Instrument Number 2003-027223 ("Declaration").


WHEREAS, Developer desires to amend the Declaration to change the name of the Association; and

NOW, THEREFORE, Developer is hereby entering into this Amendment as follows:

1. Section 1(D) shall be amended to read as follows:

"Association" shall mean **Southern Pines Community Association, Inc.**, an Indiana nonprofit corporation formed or to be formed under the Indiana Nonprofit Corporation Act of 1991, as amended."
2. The first paragraph of Section 2(A) shall be amended as follows:

"A. Organization of Association. The Association is or shall be incorporated under the name of **Southern Pines Community Association, Inc.**, as a nonprofit corporation organized under the laws of the State of Indiana."
3. All other terms and provisions of the Declaration shall remain unchanged and in full force and effect.


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 Recorded: 08/19/2006 at 03:55:10 PM
 Fee Amt: \$18.00 Page 1 of 3
 Workflow# 444937
 Johnson County-Recorded as Presented
 Sue Anne Misiniec Recorder
 Inst **2006-015827**

IN WITNESS WHEREOF, Developer has caused this First Amendment to be executed as of the day, month and year first written above.

PINES OF GREENWOOD, LLC, an Indiana limited liability company

Precedent Residential Development, LLC, Member

By: The Precedent Companies, Inc.

By: J. Randall Aikman
J. Randall Aikman, CEO/President

By: Arbor Investments, LLC

Curtis A. Rector
Curtis A. Rector, President

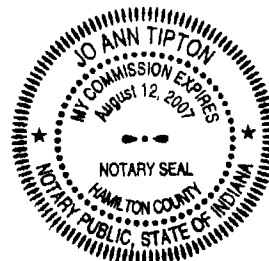
STATE OF INDIANA)
)
COUNTY OF MARION)

On this ____ day of December, 2005, personally appeared before me, a Notary Public, J. Randall Aikman, President/CEO of The Precedent Companies, Inc., Member of Precedent Residential Development, LLC, Managing Member of the Pines of Greenwood, LLC, who acknowledged the execution of the foregoing First Amendment to the Declaration as such officers acting for and on behalf of said corporation.

Witness my hand and Notarial Seal this 13th day of ^{MARCH, 2006}~~December, 2005~~.

Jo Ann Tipton
Notary Public

My commission expires: _____
My County of residence: _____



STATE OF INDIANA)
)
COUNTY OF MARION)

On this 12th day of ~~December~~, ^{April, 2006} 2005, personally appeared before me, a Notary Public, Curtis A. Rector, Managing Member of Arbor Investments, LLC, Member of Precedent Residential Development, LLC, Managing Member of the Pines of Greenwood, LLC, who acknowledged the execution of the foregoing First Amendment to the Declaration as such officers acting for and on behalf of said corporation.

Witness my hand and Notarial Seal this 12th day of ~~December~~, ^{April, 2006} 2005.



Kathy A. Dalton
Kathy A. Dalton, Notary Public

My commission expires: 03-16-07
My County of residence: Marion

This instrument prepared by: Stephen A. Backer, Esq., BACKER & BACKER, P.C., 8710 North Meridian Street, Indianapolis, Indiana 46260.