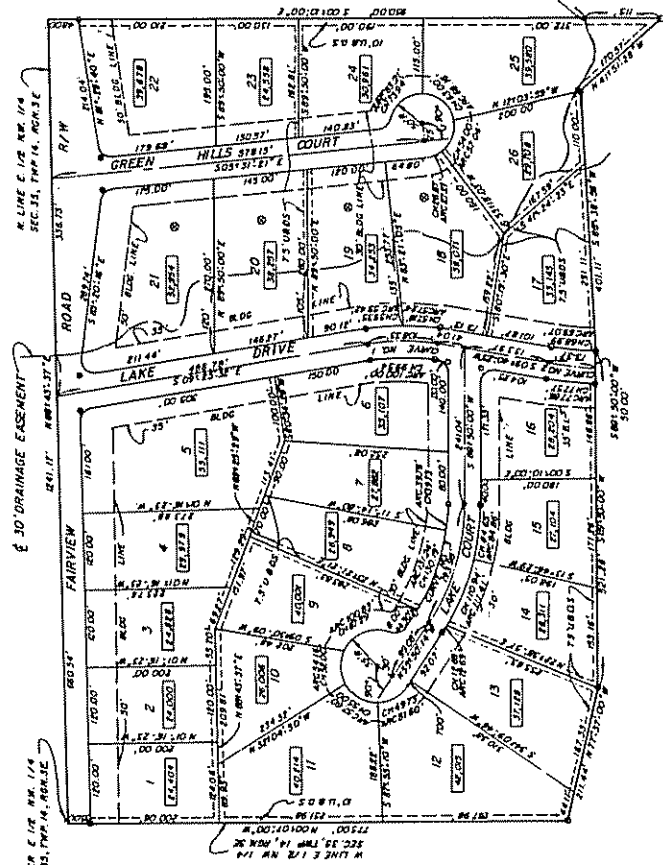


SOUTHWIND ESTATES

FIRST SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

CURVE	LOCATION	DELTA	RADIUS	TANGENT	LENGTH
1	INSIDE	18-05' 45"	355.00'	100.00'	368.57'
2	OUTSIDE	29-01' 45"	525.00'	150.00'	550.00'
3	OUTSIDE	54-19' 45"	850.00'	250.00'	885.00'



6' JO' DRAINAGE EASEMENT

NOTE:
ALL CORNER LOT DIMENSIONS ARE TO CENTER OF 20' WIDENING

16. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE CONVEYED RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY (20) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED WITH THIS DEED. THESE COVENANTS SHALL BE AUTOMATICALLY EXTENDED TO SUCCESSORS OF THE THEN OWNERS OF THE LOTS. ANY VIOLATION OF THESE COVENANTS SHALL BE CONSIDERED TO BE A VIOLATION OF THE TERMS OF THIS DEED AND SHALL BE SUBJECT TO THE FOLLOWING REMEDY:

17. ANY PERSONS WHOSE LOTS ARE IN VIOLATION OF THESE COVENANTS SHALL BE SUBJECT TO THE FOLLOWING REMEDY: ANY VIOLATION OF ANY ONE OF THESE COVENANTS AT JUDGMENT OF COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS OUR HAND AND SEAL THIS 14th DAY OF August 1978.

John C. Reinhardt
PLAT CLERK

William E. Schaefer
PLAT CLERK

STATE OF INDIANA }
COUNTY OF JOHNSON } SS:

BEFORE ME, THE UNDERSIGNED, a Notary Public in and for said County and State, appeared before me James D. Barrett and Helen Coleman, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose herein expressed and advised their signatures were written by hand and material seen by me on the 14th day of August 1978.

MY COMMISSION EXPIRES
JULY 28, 1979

James D. Barrett
NOTARY PUBLIC, NOTARY PUBLIC

William E. Schaefer
PLAT CLERK

UNDER AUTHORITY GRANTED BY CHAPTER 179, ACTS OF 1961, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAN HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAT COMMISSIONER AT A MEETING HELD _____ 1978.

James D. Barrett
JAMES D. BARRETT, COMMISSIONER

William E. Schaefer
PLAT CLERK

ENTRUSTED FOR FABRICATING THIS PLAT BY _____ 1978

James D. Barrett
JAMES D. BARRETT, SECRETARY

William E. Schaefer
PLAT CLERK

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD _____ 1978.

William E. Schaefer
PLAT CLERK

William E. Schaefer
PLAT CLERK

William E. Schaefer
PLAT CLERK

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William E. Schaefer
PLAT CLERK

PREPARED BY
FRANKLIN & COMPANY
FRANKLIN, INDIANA

KNOW ALL MEN BY THESE PRESENTS: That Arthur Celmins and Milda Celmins, Husband and Wife, of Johnson County, Indiana, being the Owners in Fee Simple of the following described Real Estate in White River Township, Johnson County, Indiana, TO-WIT:

A part of the East half of the Northwest quarter of Section 35, Township 14 North, Range 3 East of the Second Principal Meridian, White River Township, Johnson County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said half quarter section; thence North 88 degrees 43 minutes 37 seconds East (assumed bearing) on and along the North line thereof 1241.17 feet to a point 100 feet West of the East line thereof; thence South 00 degrees 10 minutes 00 seconds East parallel to the East line of said half quarter section 950.00 feet thence North 41 degrees 51 minutes 28 seconds West 170.57 feet; thence South 86 degrees 38 minutes 56 seconds West 401.11 feet; thence South 89 degrees 50 minutes 00 seconds West 521.28 feet; thence north 77 degrees 37 minutes 00 seconds west 211.44 feet to the West line of said half quarter section; thence North 00 degrees 07 minutes 00 seconds West 775.00 to the Place of Beginning, Containing 23.63 acres, more or less:

Hereby subdivide said Real Estate into lots and streets in accordance with the plat hereon, said Subdivision to be known as "SOUTHWIND ESTATES-FIRST SECTION", in White River Township, Johnson County, Indiana. This Subdivision consists of 26 lots, Numbered from 1 to 26, both inclusive with streets as shown hereon. The size of the lots and width of the streets are shown in figures denoting feet and decimal parts thereof. All streets and parts of roads, as shown on this plat and if heretofore not dedicated, are hereby dedicated to public use.

There are strips of ground marked "Utility and Drainage Strips" 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 Strips".

There are strips of ground marked "Drainage Easement" which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this Subdivision shall take their title subject to the easement hereby created and subject at all times to the proper authorities and the easements hereby created, and no permanent structure of any kind shall be built, erected or maintained on said "Drainage Easements".

The lots in this 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.

(continued on page 2)

1. No lot shall be used except for residential purposes and no building shall be erected, altered, or placed on any lot, other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than three (3) cars.
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 1500 square feet for a one story dwelling, nor less than 1000 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set-back lines shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line, and the total side yard set-back (both sides) must be at least 25 feet. A 5 foot side yard set-back shall be required for an accessory building not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.
4. 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.
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. The exterior surface of all buildings shall be of a material demonstrated to last at least 50 years.
6. No sign of any kind shall be displayed to the public view on any lot, except 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.
7. 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 be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. All gas and oil tanks must be concealed.
8. 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.
9. 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.

(continued on page 3)

10. No fence, wall, hedge or shrub planting which obstructs the sight lines 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 a 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.
11. 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 the lots and surroundings present a Park-like appearance.
12. No individual water supply system shall be permitted on any lot.
13. 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.
14. Any motor vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot.
15. The finished yard elevation at the house site and lots in this Subdivision shall be not less than elevation 710.5, U.S.G.S. Datum.
16. 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 unless, at any time following recordation, an 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.
17. 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 violation or to recover damages. Invalidation of any one of these covenants by Judgement or Court Order shall in no wise affect any of the other provisions which shall remain in full force and effect.

WITNESS OUR HAND AND SEAL this 14 day of August, 1972.

(signed) Arthur Celmins (signed) Milda Celmins
STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

Before me, the undersigned, a Notary Public in and for said County and State, appeared Arthur Celmins and Milda Celmins, who acknowledged

(continued on page 4)

the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed and affixed their signatures thereto.

WITNESS my hand and Notarial Seal this 14 day of August, 1972.

(signed) Marthetta Baker, Notary Public
MY COMMISSION EXPIRES
JULY 28, 1973

I, Gilmore C. Abplanalp, hereby certify that I am a Professional Engineer and Land Surveyor, licensed in compliance with the laws of the State of Indiana, and that his plat correctly represents a survey completed by me in August, 1972, and the monuments shown thereon will be installed prior to release of street bond, and that the location, size, type and material are accurately shown.

(signed) Gilmore C. Abplanalp
Registered Engineer No. 6726
Registered Land Surveyor No. 9792
August 11, 1972

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly, State of Indiana and all Acts amendatory thereto, and an ordinance adopted by the Board of County Commissioners of the County of Johnson, Indiana, this Plat was given approval by the County of Johnson as follows:

Approved by the Johnson County Plan Commission at a meeting held October 10, 1972.

(signed) Marlin Prince (signed) James D. Barnett
Chairman Secretary

Under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, this Plat was given approval by the Board of County Commissioners of Johnson County, Indiana, at a meeting held on the 6 day of November, 1972.

(signed) Maurice McCarty (signed) Eugene Barger (signed) Norman
Member Member McMillan
President

Entered for Taxation this 13th day of March, 1973.

(signed) June M. Wood
Auditor, Johnson County

No. 002109

RECEIVED FOR RECORD THIS 13th DAY OF MARCH, 1973, at 9:00 A.M., and
RECORDED IN PLAT BOOK NO. 7, PAGE NO. 57.

(signed) Mary Etta Hougland
Recorder, Johnson County

FEE \$5.00

APPROVED by the Johnson County Drainage Board at a meeting held
November 6, 1972.

(signed) Norman McMillin (Unsigned) (signed) Maurice McCarty
President Eugene Barger Member
Member