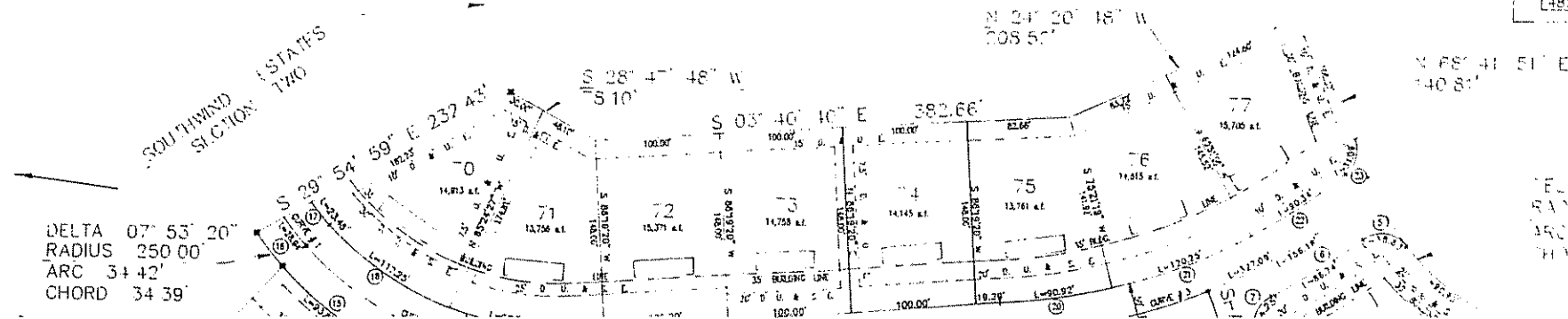


SOUTHWIND ESTATES SECTION FOUR WHITE RIVER TOWNSHIP JOHNSON COUNTY, INDIANA

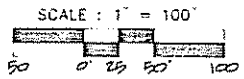


LEGEND	
■	CONCRETE MONUMENT (ESTABLISHED IN EARLIER SECTIONS)
□	CONCRETE MONUMENT (ESTABLISHED THIS SECTION)
●	IRON PIN (5/8" x 18")
D & U E	DRAINAGE & UTILITY EASEMENT
D U & S E	DRAINAGE, UTILITY & SEWER EASEMENT
16,575 sf	LOT SQUARE FOOTAGE
(14)	CURVE DATA NUMBER
[1813]	LOT ADDRESS



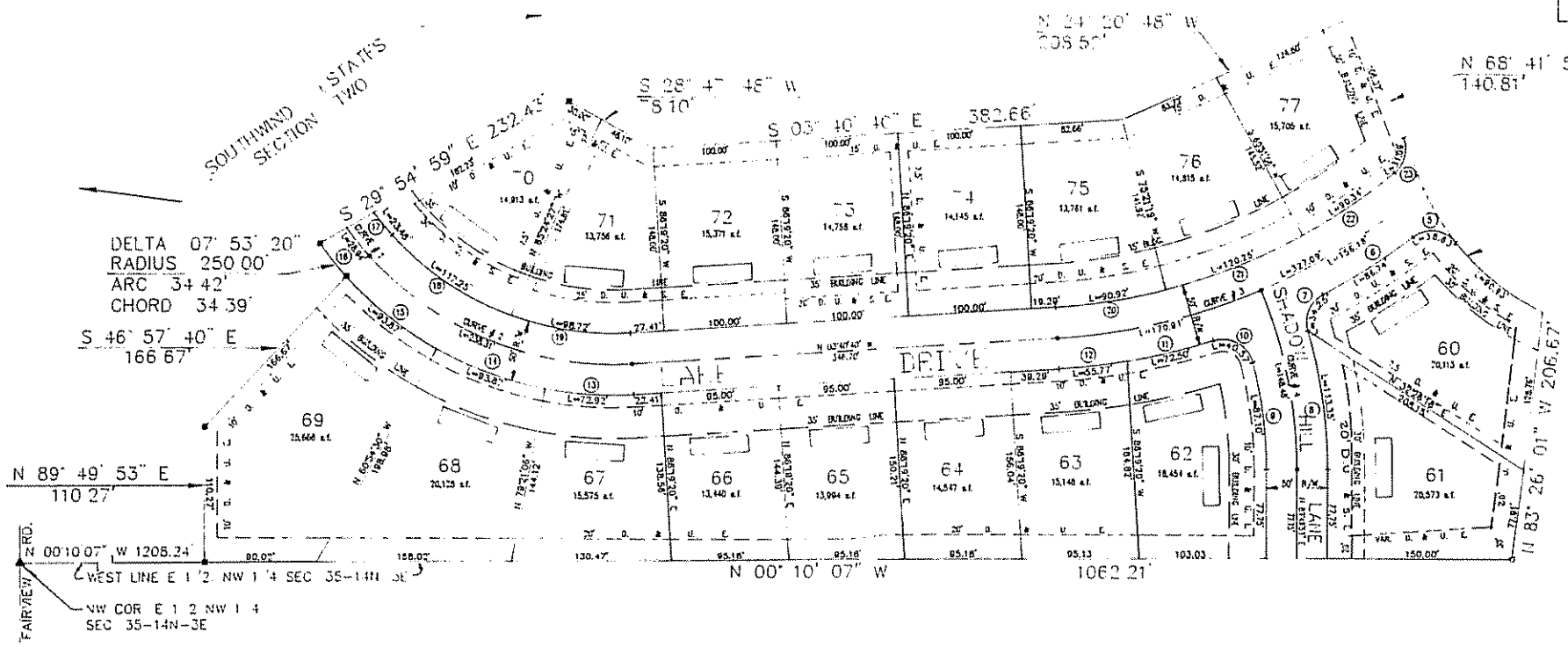
DELTA 07° 53' 20"
RADIUS 250.00'
ARC 34+42'
CHORD 34.39'

TELE 471-1111
FAX 471-2000
ARC 1010P
THRU 1010P



LEGEND

- CONCRETE MONUMENT (ESTABLISHED IN EARLIER SECTIONS)
- CONCRETE MONUMENT (ESTABLISHED THIS SECTION)
- IRON PIN (5/8" x 18")
- D & U E DRAINAGE & UTILITY EASEMENT
- D U & S E DRAINAGE, UTILITY & SEWER EASEMENT
- 15,575 sf LOT SQUARE FOOTAGE
- (11) CURVE DATA NUMBER
- [4813] LOT ADDRESS



CURVE DATA

DIUS	CHORD LENGTH	CHORD BEARING	TAN. LENGT
5 00'	28.92'	S 51° 13' 11" W	14.49'
6 62'	230.46'	S 21° 55' 43" N	127.78'
11 00'	121.29'	N 22° 25' 11" E	169.64'
8 36'	147.47'	N 78° 17' 03" E	75.26'
5 00'	35.04'	N 06° 50' 06" E	24.56'
5 00'	86.64'	S 32° 55' 22" E	43.47'
5 00'	31.63'	S 67° 26' 04" E	20.42'
3 36'	112.96'	N 81° 34' 33" E	57.07'
3 36'	86.87'	S 82° 33' 51" W	43.78'
5 00'	36.26'	S 28° 48' 39" W	26.33'
5 00'	72.44'	S 13° 43' 11" E	36.31'
5 00'	55.74'	S 06° 43' 15" E	27.91'
1 62'	72.73'	S 03° 29' 02" W	36.65'
1 62'	93.47'	S 19° 52' 12" W	47.35'
1 62'	93.47'	S 38° 18' 52" W	47.35'
0 00'	34.39'	N 51° 28' 46" E	17.21'
0 00'	23.44'	N 50° 23' 43" E	11.74'
1 62'	116.10'	N 33° 38' 06" E	59.80'
1 62'	98.04'	N 08° 01' 39" E	50.06'
5 00'	90.78'	N 09° 09' 40" W	45.60'
3 00'	119.93'	N 21° 53' 50" W	60.45'
3 00'	99.21'	N 34° 35' 49" W	45.31'
3 00'	25.13'	E 73° 40' 27" E	17.22'

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DEGREE	DELTA	TANGENT	CHORD
1	Inside	200.00'	28° 38' 52"	07° 53' 20"	13.79'	27.52'
	Centerline	225.00'	30 98'	25° 27' 53"	15.51'	30.96'
	Outside	250.00'	34 42'	22° 55' 06"	17.24'	34.39'
2	Inside	241.62'	23° 42' 47"	51° 12' 48"	115.80'	208.85'
	Centerline	266.62'	238 32'	21° 29' 23"	127.78'	230.46'
	Outside	291.62'	260.66'	19° 38' 51"	139.76'	252.07'
3	Inside	475.00'	12° 03' 44"	37° 28' 54"	161.16'	305.22'
	Centerline	500.00'	327.09'	11° 27' 33"	169.64'	321.29'
	Outside	525.00'	343.44'	10° 54' 49"	178.12'	337.35'
4	Inside	343.36'	138.40'	16° 41' 12"	70.15'	137.46'
	Centerline	368.36'	148.48'	15° 33' 15"	75.26'	147.47'
	Outside	393.36'	158.55'	14° 33' 57"	80.37'	157.48'

MAJ CIVIL S
CIVIL ENGINEERS • LAND S
P.O. BOX 69 • 435 EAST
GREENWOOD, INDIANA 4

I, PAUL MAURER, 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 ON Apr. 20, 1990;

A part of the East Half of the Northwest Quarter of Section 35, Township 14 North, Range 3 East in Johnson County, Indiana being more particularly described as follows:

Commencing at the Northwest Corner of said East Half Quarter Section; thence South 00 degrees 10 minutes 07 seconds East along the West line of said Quarter 1208.24 feet to the Southwest Corner of Lot No. 9 in Southwind Estates, Section 2, (Plat Book C, Pages 171-172, in the Office of the Recorder of Johnson County), also being the Point of Beginning of the within described tract, the next four (4) courses being along said Southwind Estates, Section 2;

- 1.) North 89 degrees 49 minutes 53 seconds East 110.27 feet;
- 2.) South 46 degrees 57 minutes 40 seconds East 166.67 feet to a point on a curve concave Northeasterly and having a central angle of 07 degrees 53 minutes 20 seconds, the radius point of said curve bears South 42 degrees 27 minutes 53 seconds East 250.00 feet;
- 3.) Northeasterly along said curve 34.42 feet to a point of non tangency
- 4.) South 29 degrees 54 minutes 59 seconds East 232.43 feet to the Southwest Corner of Lot No. 7 in said Southwind Estates, Section 2;
- thence South 28 degrees 47 minutes 48 seconds East 78.10 feet;
- thence South 03 degrees 40 minutes 40 seconds East 382.66 feet;
- thence South 24 degrees 40 minutes 41 seconds East 208.52 feet;
- thence South 68 degrees 41 minutes 51 seconds East 140.81 feet to a point of curvature of a curve concave Southeasterly and having a central angle of 43 degrees 25 minutes 12 seconds the radius point of said curve bears South 21 degrees 18 minutes 09 seconds East 200.00 feet;
- thence Southwesterly along said curve 151.56 feet to a point of non-tangency;
- thence North 83 degrees 26 minutes 01 second West 206.67 feet to a point on the West line of the East Half of Northwest Quarter of said Section 35;
- thence North 00 degrees 10 minutes 07 seconds West along said West line 1062.21 feet to the Point of Beginning, containing 7.933 Acres, more or less.

Subject to all legal easements, rights-of-way and restrictions.


This subdivision contains 18 lots numbered 60 through 77 (Inclusive) together with streets, rights-of-way and easements as shown on the plat herewith.

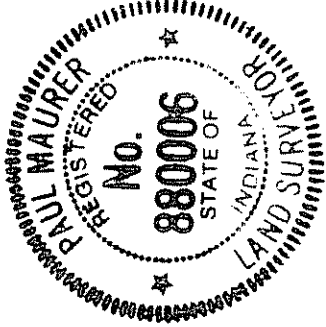
All monuments shown hereon will exist, and that their location, size, type and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one foot in ten thousand feet; and that this plat complies with provisions of the subdivision ordinance. The size of lots and width of streets and easements are shown in figures denoting feet and decimal parts thereof.

THIS SUBDIVISION CONTAINS EIGHTEEN (18) LOTS NUMBERED SIXTY (60) THROUGH SEVENTY-SEVEN (77) (INCLUSIVE) TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

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 13th DAY OF June, 1990.


PAUL MAURER
REG. LAND SURVEYOR NO. 880006



WE, THE UNDERSIGNED, INTA CLEMINS AND VIJA CLEMINS, OWNERS OF REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SOUTHWIND ESTATES, SECTION THREE", AN ADDITION TO WHITE RIVER TOWNSHIP, JOHNSON COUNTY, STATE OF INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPENS SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

1. NO LOT IN THIS PLATTED AREA 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.

2. NO BUILDING, FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE QUALITY OF WORKMANSHIP AND MATERIALS, AND HARMONY OF EXTERNAL DESIGN AND SETTING WITH EXISTING STRUCTURES. TWO SETS OF ALL PLANS TO BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE.

3. NO DWELLING ON THE MAIN STREET BE NOT LESS THAN 20 SQUARE FEET FOR AT LEAST A TWO

4. NO BUILDING NEARER TO THE SIDE YARD LINE 20 FEET. NO BUILDING SHALL ANTHRING NUISANCE TO THE

5. NO WORK ON STRUCTURE ABOVE THE GROUND THE SUBDIVISION

6. NO STRUCTURE TO THE BASHMENT, SHAL

7. BASHMENT FACILITIES ARE

8. ALL DRY MANNER BEFITTING ON CONSTRUCTION

9. THE ARCH PROPERTY. A MEMBER. TWO RESIDENCE TO I MEMBERS BY U.S. PROVIAL SHALL I AND SPECIFICAT SHALL NOT BE C ANY SUBSEQUENT COMMITTEE'S AN

10. NO SIGN EXCEPT ONE MORE THAN FIVE USED BY A BUILDING AND SALES

11. NO OIL OR MINING OPERATIONS IN ANY LOT. OR NATURAL GAS AND OIL TANKS

12. NO ANIMALS KEPT ON ANY LOT PROVIDED THAT

13. NO LOT OR TRASH OR CARBON CONTAINERS, IN MATERIAL.

14. NO FENCE LINES AT ELEVATION PERMITTED THE STREET PROPERTY CORNER THE SAME SIGN INTERSECTION OR ALLEY LINE. SECTIONS OF ST

15. EACH LOT OF THIS PLAT A PARK-LIKE AREA

I AM A REGISTERED LAND SURVEYOR, LICENSED
STATE OF INDIANA, THAT THIS PLAN CORRECTLY
ON April 20, 1990:

rest Quarter of Section 35, Township 14
7. Indiana being more particularly

f said East Half Quarter Section;
7 seconds East along the West line of said
t Corner of Lot No. 9 in Southwind Es-
as 171-172, in the Office of the Recorder
oint of Beginning of the within described
ng along said Southwind Estates. Section
seconds East 110.27 feet;
seconds East 166.67 feet to a point on a
ng a central angle of 07 degrees 53
of said curve bears South 42 degrees 27
4.42 feet to a point of non tangency
d Estates, Section 2;
8 seconds West 78.10 feet;
0 seconds East 382.66 feet;
0 seconds East 208.52 feet;
1 seconds West 140.81 feet to a point of
eetly and having a central angle of 43
dus point of said curve bears South 21
00.00 feet;
a 151.56 feet to a point of non-tangency;
1 second West 206.67 feet to a point on
rthwest Quarter of said Section 35;
7 seconds West along said West line
ng, containing 7.933 Acres, more or less.

ta-of-way and restrictions.


numbered 60 through 77 (Inclusive) together
ments as shown on the plat herewith.

5. and that their location, size, type and
hat the computed error of closure of the
foot in ten thousand feet; and that this
subdivision ordinance. The size of lots
re shown in figures denoting feet and

18) LOTS NUMBERED SIXTY (60) THROUGH
HER WITH STREETS, RIGHTS-OF-WAY AND EASE.

1. AND THAT THEIR LOCATION, SIZE, TYPE AND
HAT THE COMPUTED ERROR OF CLOSURE OF THE
FOOT IN TEN THOUSAND FEET; AND THAT THIS
SUBDIVISION ORDINANCE. THE SIZE OF LOTS
RE SHOWN IN FIGURES DENOTING FEET AND

DAY OF June, 1990.


PAUL MAURER

REG. LAND SURVEYOR NO. 880006

3. 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. EACH DWELLING SHALL HAVE
AT LEAST A TWO CAR GARAGE, BUT OPEN-SIDE CARPORTS ARE SPECIFICALLY PROHIBITED.

4. 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 8 FEET TO A
SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST
20 FEET. NO BUILDING SHALL BE ERRECTED CLOSER THAN 20 FEET TO THE REAR LOT
LINE.

5. 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.

6. NO STRUCTURE OF A TEMPORARY NATURE, OR OUTBUILDING OF ANY KIND NOT CON-
NECTED TO THE MAIN RESIDENCE, INCLUDING, BUT NOT LIMITED TO ANY TRAILER, TENT,
BASEMENT, SHACK, GARAGE, BARN, DOGHOUSE OR OTHER OUTBUILDING, SHALL BE CON-
STRUCTED, MOVED UPON OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE. NO
ABOVE THE GROUND SWIMMING POOLS SHALL BE ERRECTED OR PERMITTED UPON ANY LOT IN
THE SUBDIVISION.

A. NO TRAILER, BOAT, CAMPER, CAMPING EQUIPMENT, DISABLED MOTOR
VEHICLE OR SIMILAR PERSONAL PROPERTY SHALL BE STORED OR PARKED IN
ANY MANNER WHATSOEVER IN FRONT OF THE HOUSE OR DWELLING ERRECTED ON
THESE LOTS.

B. THE RESIDENTS SHALL MAKE EVERY EFFORT TO KEEP THEIR YARD AND LOT
IN AN ATTRACTIVE MANNER AND IN SUCH CONDITION THAT IT SHALL NOT
DETRACT FROM THE PROPERTY VALUE OF THE ADDITION, AND THE SOLE
JUDGE AS TO WHETHER OR NOT IT IS BEING SO KEPT SHALL REMAIN WITH
THE ARCHITECTURAL CONTROL COMMITTEE.

7. BASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ON DRAINAGE
FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT.

8. ALL DRIVES INTO THESE LOTS SHALL BE HARD SURFACED AND CONSTRUCTED IN A
MANNER BEFITTING THE OTHER LOTS IN THE NEIGHBORHOOD. SAID DECISION AND JUDG-
MENT ON CONSTRUCTION AND MAINTENANCE OF THESE DRIVES SHALL BE UNDER THE AR-
CHITECTURAL CONTROL COMMITTEE.

9. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF THREE (3) PER-
SONS ALL APPOINTED FROM TIME TO TIME BY THE UNDERSIGNED DEVELOPERS OF THIS
PROPERTY. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT
ON BEHALF OF THE COMMITTEE. THE COMMITTEE SHALL HAVE COMPLETE AUTHORITY TO
FILL ITS MEMBERSHIP IN THE EVENT OF DEATHS, RESIGNATION OR REPLACEMENT OF ANY
MEMBER. TWO SETS OF ALL PLANS, SPECIFICATIONS AND THE SITE PLAN OF EACH
RESIDENCE TO BE CONSTRUCTED SHALL BE SUBMITTED TO THE COMMITTEE OR ONE OF ITS
MEMBERS BY U.S. MAIL OR PERSONAL DELIVERY. THE COMMITTEE'S APPROVAL OR DISAP-
PROVAL SHALL BE IN WRITING WITHIN 30 DAYS OF SUBMISSION OF ALL REQUIRED PLANS
AND SPECIFICATIONS. FAILURE OF THE COMMITTEE TO ACT UPON ANY PLAN SUBMITTED
SHALL NOT BE CONSIDERED A WAIVER OF THE REQUIREMENTS OF THESE COVENANTS AS TO
ANY SUBSEQUENT CONSTRUCTION ON ANY OTHER LOT IN THIS DEVELOPMENT OR OF THE
COMMITTEE'S AUTHORITY TO APPROVE ALL SUCH CONSTRUCTION IN ACCORDANCE HEREWITH.

10. 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 OR DEVELOPER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCT-
TION AND SALES PERIOD.

11. 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 ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS
AND OIL TANKS MUST BE CONCEALED.

12. 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 PUN-
POSES.

13. 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, INCINERATORS, OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH
MATERIAL.

14. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT
LINES AT ELEVATIONS BETWEEN 2.5 FEET AND 9 FEET ABOVE STREETS 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 RIGHT-OF-WAY LINE WITH THE EDGE OF DRIVEWAY PAVEMENT
OR ALLEY LINE. NO PORTION OF A PRIVATE DRIVEWAY FOR A CORNER LOT SHALL BE
PERMITTED ON DEDICATED RIGHT-OF-WAYS WITHIN 70 FEET TO THE CENTERLINE INTER-
SECTIONS OF STREETS ADJACENT TO THE CORNER LOT.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. IT IS THE INTER-
TION OF THIS RESTRICTION TO ASSURE THAT ALL THE LOTS AND SURROUNDINGS PRESENT
A PARK-LIKE APPEARANCE.

AINS AND VILJA CLEMINS, OWNERS
THE PLAT HEREIN.

DESIGNATED AS SOUTHWIND ESTATES, SECTION
TOWNSHIP, JOHNSON COUNTY, STATE OF INDIANA.
INS SPACES SHOWN AND NOT HERETOFORE DEDI-
PUBLIC.

HALL BE USED EXCEPT FOR RESIDENTIAL PUR-
TED, ALTERED, OR PLACED ON ANY LOT, OTHER
LLING.

HALL BE ERRECTED, PLACED OR ALTERED ON ANY
D SPECIFICATIONS AND A PLAN SHOWING THE
APPROVED BY THE ARCHITECTURAL CONTROL COM-
SHIP AND MATERIALS, AND HARMONY OF EXTERNAL
RUCTURES. TWO SETS OF ALL PLANS TO BE SUB-
COMMITTEE.

UNION TOWNSHIP COUNTY, INDIANA

WITNESS OUR HANDS AND SEALS THIS

BEFORE ME, THE UNDERSIGNED NOT PERSONALLY APPEARED INTA AINA KINS, APPEARED PERSONALLY AND STRUMENT AS HER VOLUNTARY ACT

WITNESS MY HAND AND SEAL THIS

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

17. 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.

A. 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 JOHNSON COUNTY DRAINAGE BOARD. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SEEDED GRASSWAYS, OR OTHER NON-ERODING SURFACE. 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.

B. 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 JOHNSON COUNTY DRAINAGE BOARD WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

18. ANY MOTOR VEHICLE WHICH IS IMPERATIVE AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

19. NO TREES SHALL BE REMOVED FROM ANY LOT IN THIS SUBDIVISION WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, WHICH APPROVAL SHALL BE GIVEN AND GOVERNED IN ACCORDANCE WITH THE TERMS AS PROVIDED IN PARAGRAPH 9 OF THE COVENANTS.

20. ONCE COMMENCED, THE INITIAL CONSTRUCTION OF ANY RESIDENCE UPON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A REASONABLE TIME, AND NO INCOMPLETE STRUCTURE SHALL BE PERMITTED TO EXIST ON ANY LOT FOR AN UNREASONABLE PERIOD OF TIME AFTER CONSTRUCTION IS COMMENCED.

21. THE FINISHED YARD ELEVATIONS AT THE HOUSE SITE AND LOTS IN THIS SUBDIVISION SHALL BE NOT LESS THAN ELEVATION 710.5, U.S.C.S. DATUM.

22. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMED 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 ANTIME FOLLOWING NEGOTIATIONS 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.

23. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES WITHOUT THE NECESSITY APPROVING ACTUAL DAMAGES INVALIDATION OF ANY ONE OF THESE BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISION WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

24. THE ABOVE COVENANTS ARE SUBJECT TO ALL THE PREVAILING RULES AND REGULATIONS OF JOHNSON COUNTY PLANNING COMMISSION, JOHNSON COUNTY, INDIANA, ITS ASSIGNS AND OR SUCCESSORS. THE JOHNSON COUNTY BOARD OF COMMISSIONERS DO NOT ENFORCE THE SUBDIVISION COVENANTS.

25. ALL LOT OWNERS WHO SUBSEQUENTLY TAP INTO OR ARE CONNECTED WITH THE SEWER SYSTEM PROVIDED FOR IN THIS SUBDIVISION AS DESCRIBED IN THIS PLAT RELEASE THEIR RIGHT TO RECONSTRUCT AGAINST PENDING OR FUTURE ANNEXATION BY THE CITY OF GREENWOOD PURSUANT TO A CERTAIN CONTRACT DATED _____, 1987, AND RECORDED IN THE JOHNSON COUNTY RECORDERS OFFICE IN BOOK _____, PAGE _____, ON _____, 1987, FRANKLIN, INDIANA.

26. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINE OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" (D. U. & E.) ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "SE" ARE RESERVED FOR THE USE OF GREENWOOD SANITATION FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS, MANHOLES AND ALL APPURTENANCES. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS THEREON SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOTS, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY IS RESPONSIBLE.

THIS PLAT IS RECOMMENDED FOR A

COUNTY

MY CON

DAVID
PLANNI

APPROVED BY THE JOHNSON COUNTY
SION CONTROL ORDINANCE.

BY:

RONALD EASTBURN, CHAIRMAN

BE IT RESOLVED BY THE BOARD OF
THAT THE DEDICATION SHOWN ON T
_____ DAY OF _____

RUSSELL H. FERRILL, CHAIRMAN

ROBERT B. BARGER, MEMBER

APPROVED BY THE JOHNSON

ROBERT B. BARGER

RUSS

ENTERED FOR TAXATION THIS _____

BETTY
JOHNSO

NO. _____

RECEIVED FOR RECORD THIS _____

_____ A.M. AND RECORDED I

FEE _____

JACQUD
JOHNSO

BE IT RESOLVED BY THE BOARD OF
JOHNSON COUNTY, INDIANA, THAT
SHOWN ON THIS PLAT ARE HEREBY
DAY OF _____, 1990.

JEARETTE L. SURINA
MAYOR

WILLI
MEMBE

ATTEST:

GENEVIEVE WORSNAH, CLERK-TREAS

