SPRINGHILL

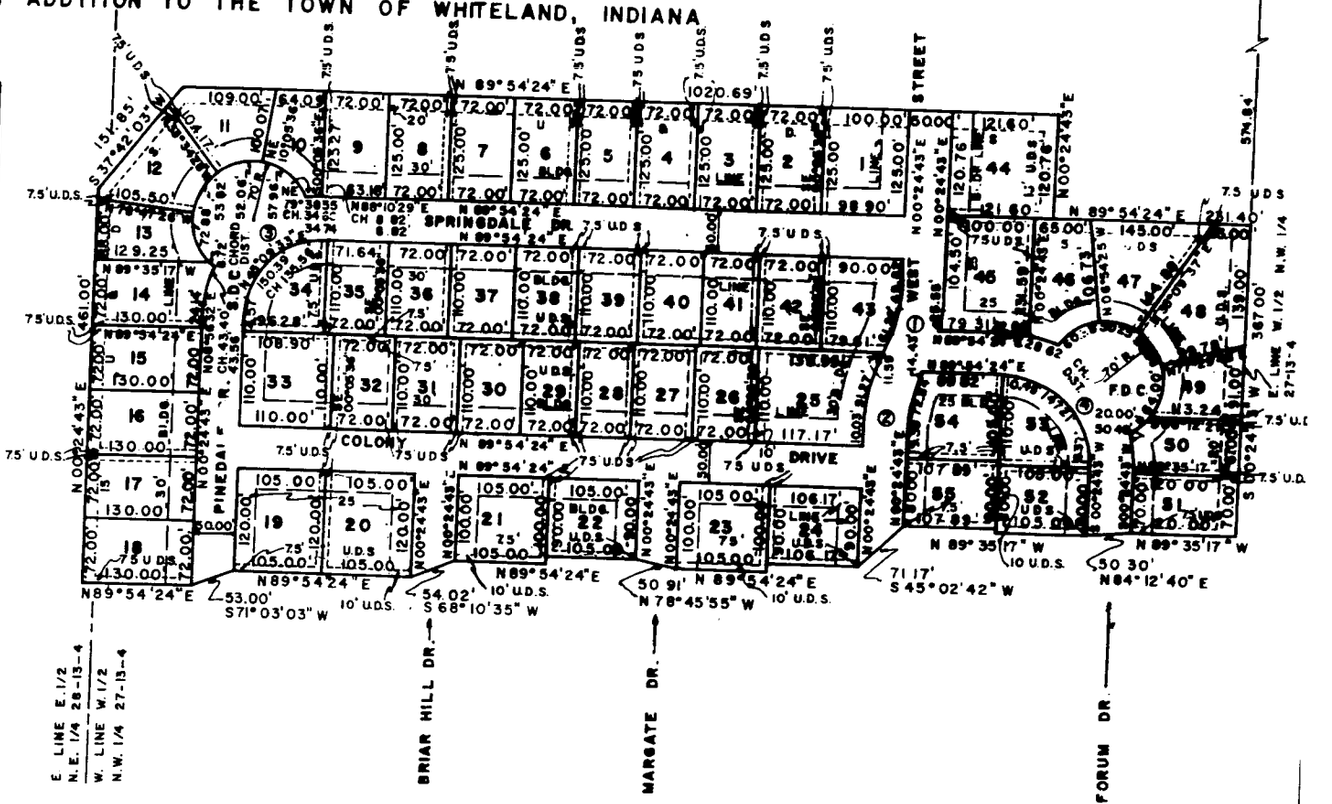
1ST. SECTION

AN ADDITION TO THE TOWN OF WHITELAND, INDIANA

CURVE DATA						
NO	CURVE	DELTA	TANGENT	RADIUS	LENGTH	CHORD
1	INSIDE	21°07'	36.84'	197.65	72.84'	72.43'
	℄		41.50'	222.65'	82.06'	81.59'
	OUTSIDE		46.16'	247.65'	91.27'	90.76'
2	INSIDE	21°07'	36.84'	197.65'	72.84'	72.43'
	℄		41.50'	222.65'	82.06'	81.59'
	OUTSIDE		46.16'	247.65'	91.27'	90.76'
3	INSIDE	89°29'41"	95.44'	96.28	150.39'	135.56'
	℄		120.22'	121.28'	189.44'	170.76'
	OUTSIDE		145.00'	146.28'	228.49'	205.96'
4	INSIDE	90°30'19"	104.56'	103.64'	163.71'	147.21'
	℄		129.78'	128.64'	203.20'	182.72'
	OUTSIDE		155.00'	153.64'	242.69'	218.23'

NOTE:
CHORD DISTANCE = CH.
UTILITY & DRAINAGE STRIP = U.D.S

SCALE: 1" = 100'



KNOW ALL MEN BY THESE PRESENTS: THAT YEAGER CONTRACTING COMPANY, INC., AN INDIANA CORPORATION, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE SAID WEST HALF OF THE NORTHEAST QUARTER OF SECTION 27 AT A POINT THAT IS 574.84 SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST ON AND ALONG THE EAST LINE OF THE SAID HALF QUARTER SECTION 387.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 120.00 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 40 SECONDS WEST 50.30 FEET; THENCE NORTH 84 DEGREES 24 MINUTES 43 SECONDS EAST 5.00 FEET; THENCE NORTH 84 DEGREES 35 MINUTES 17 SECONDS WEST 107.84 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 40 SECONDS WEST 50.30 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 55 SECONDS WEST 50.91 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 24 SECONDS WEST 106.17 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE NORTH 71 DEGREES 03 MINUTES 03 SECONDS EAST 54.02 FEET; THENCE SOUTH 84 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE NORTH 84 DEGREES 35 MINUTES 17 SECONDS WEST 130.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS EAST 461.00 FEET; THENCE NORTH 37 DEGREES 42 MINUTES 03 SECONDS WEST 210.00 FEET; THENCE SOUTH 71 DEGREES 03 MINUTES 03 SECONDS WEST 53.00 FEET; THENCE NORTH 84 DEGREES 54 MINUTES 24 SECONDS EAST ON AND ALONG THE SAID SOUTH LINE AND THE SOUTH LINE EXTENDED 1020.69 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS EAST 151.85 FEET TO THE SOUTH LINE EXTENDED OF VARNERS ADDITION TO THE TOWN OF WHITELAND. THENCE NORTH 84 DEGREES 54 MINUTES 24 SECONDS EAST 231.40 FEET TO THE PLACE OF BEGINNING CONTAINING 15.93 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

HEREBY SUBDIVIDES SUCH REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "SPRING HILL". THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL OF THE LOTS CONTAINED IN SUCH PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

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 EACH DWELLING SHALL INCLUDE A PRIVATE ONE AND ONE HALF (1½) CAR GARAGE.

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 1100 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS THAN 725 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY WITH A MINIMUM FLOOR AREA OF 1000 SQUARE FEET USABLE LIVING AREA.

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 SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO AN INTERIOR LOT LINE, EXCEPTION A TOTAL OF 24 PERCENT (24%) OF THE LOT WIDTH SHALL BE REQUIRED AS THE SUM OF BOTH SIDE YARD LINES. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCROACH UPON ANOTHER LOT.

4. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN THAT SHOWN ON THE RECORDED PLAT, AND NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT UNLESS THE EXTERIOR FACING IS COMPRISED OF AT LEAST [illegible]

SCALE: 1"=100'

KNOW ALL MEN BY THESE PRESENTS: THAT YEAGER CONTRACTING COMPANY, INC., AN INDIANA CORPORATION, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST LINE OF THE SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27 AT A POINT THAT IS 574.84 SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST ON AND ALONG THE EAST LINE OF THE SAID HALF QUARTER SECTION 367.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 120.00 FEET; THENCE SOUTH 84 DEGREES 12 MINUTES 40 SECONDS WEST 50.30 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 105.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS EAST 5.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 120.00 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES 42 SECONDS WEST 71.17 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS WEST 105.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 43 SECONDS EAST 10.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE NORTH 78 DEGREES 45 MINUTES 55 SECONDS WEST 50.91 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS WEST 106.17 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS WEST 130.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 35 SECONDS WEST 54.02 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 24 SECONDS WEST 105.00 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 10.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 24 SECONDS EAST ON AND ALONG THE SAID SOUTH LINE AND THE SOUTH LINE EXTENDED 1020.69 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 120.76 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 24 SECONDS EAST 231.40 FEET TO THE PLACE OF BEGINNING CONTAINING 15.93 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

HEREBY SUBDIVIDES SUCH REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "SPRING HILL". THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL OF THE LOTS CONTAINED IN SUCH PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

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 EACH DWELLING SHALL INCLUDE A PRIVATE ONE AND ONE HALF (1½) CAR GARAGE.

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 1100 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS THAN 725 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY WITH A MINIMUM FLOOR AREA OF 1000 SQUARE FEET USABLE LIVING AREA.

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 SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 25 FEET TO THE FRONT LOT LINE, OR NEARER THAN 25 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 6 FEET TO AN INTERIOR LOT LINE, EXCEPT THAT A TOTAL OF 24 PERCENT (24%) OF THE LOT WIDTH SHALL BE REQUIRED AS THE SUM OF BOTH SIDE YARD LINES. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSES 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 TO ENCROACH UPON ANOTHER LOT.

4. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN THAT SHOWN ON THE RECORDED PLAT, NOR SHALL ANY DWELLING BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THE RECORDED PLAT. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT UNLESS THE EXTERIOR FACING IS COMPRISED OF AT LEAST FIFTY PERCENT (50%) MASONRY.

5. EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED, AS SHOWN ON THE RECORDED PLAT, AS "UTILITY STRIPS."

6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE UPON ANY LOT WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

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

8. NO DOWNSPOUT OR FOOTING DRAIN SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAINWATER INTO ANY SANITARY SEWER.

9. AT NO TIME SHALL ANY UNLICENSED, UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.

10. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN SIX 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.

11. NO BOAT, TRAILER, OR MOBILE LIVING FACILITY SHALL BE PARKED OR STORED ON ANY LOT EXCEPT BEHIND THE BUILDING SETBACK LINE.

12. 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.

13. 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 THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

14. 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 OF DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

15. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS 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 A LINE CONNECTING 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 LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY PAVEMENT.

16. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE.

17. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ACCORDANCE WITH A GENERAL DRAINAGE PLAN ON FILE WITH THE TOWN OF WHITELAND, INDIANA.

18. 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.

19. OBSTRUCTIONS SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS. THESE AREAS SHALL BE PRESERVED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, ON FILE WITH THE WHITELAND PLAN COMMISSION.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM, FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS IN THE PLAT IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

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

THESE COVENANTS MAY BE ENCURCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES, OR BOTH.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF YEAGER CONTRACTING COMPANY, INC., FOR AND IN BEHALF OF SUCH CORPORATION, THIS _____ DAY OF _____, 1971

YEAGER CONTRACTING COMPANY, INC., BY

ROBERT K. YEAGER, PRESIDENT

ATTEST:

VIRGINIA M. YEAGER, ASSISTANT SECRETARY

STATE OF INDIANA)
COUNTY OF JOHNSON) SS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ROBERT K. YEAGER AND VIRGINIA M. YEAGER, PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF YEAGER CONTRACTING COMPANY, INC., AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS, THIS _____ DAY OF _____, 1971.

WITNESS MY HAND AND NOTARIAL SEAL,

NOTARY PUBLIC

MY COMMISSION EXPIRES:

I, ROBERT M. MURRAY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA