

D-450 C

THE VILLAGE PINES OF GREENWOOD SECTION TWO 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 AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JANUARY 20, 1998, OF A 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 WEST HALF 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 SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 41 MINUTES 48 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID HALF QUARTER SECTION 1765.80 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST 183.00 FEET; THENCE NORTH 86 DEGREES 07 MINUTES 16 SECONDS WEST 90.14 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 16 SECONDS WEST 87.12 FEET TO A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF SAID CURVE BEARS NORTH 00 DEGREES 41 MINUTES 44 SECONDS EAST 330.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 17 MINUTES 41 SECONDS 93.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 05 SECONDS 5.00 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 30 SECONDS WEST 5.00 FEET TO A CURVE CONCAVE SOUTHEASTERLY THE RADIUS OF SAID CURVE BEARS SOUTH 17 DEGREES 51 MINUTES 30 SECONDS WEST 20.00 FEET; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS 31.42 FEET; THENCE SOUTH 17 DEGREES 51 MINUTES 30 SECONDS WEST 11.12 FEET TO A CURVE CONCAVE SOUTHEASTERLY THE RADIUS OF SAID CURVE BEARS SOUTH 72 DEGREES 08 MINUTES 30 SECONDS EAST 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 09 MINUTES 46 SECONDS 29.95 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 44 SECONDS WEST 36.37 FEET; THENCE SOUTH 08 DEGREES 07 MINUTES 25 SECONDS WEST 50.33 FEET; THENCE NORTH 84 DEGREES 18 MINUTES 16 SECONDS WEST 133.25 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 39 SECONDS WEST 51.50 FEET; THENCE NORTH 72 DEGREES 08 MINUTES 30 SECONDS WEST 318.89 FEET TO THE EASTERLY LINE OF THE PINES OF GREENWOOD SECTION TWO THE PLAT OF WHICH IS RECORDED IN PLAT BOOK "D", PAGE 323 A,B,C IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE NORTH 11 DEGREES 45 MINUTES 14 SECONDS WEST ALONG LAST SAID EAST LINE 216.78 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY THE RADIUS OF SAID CURVE BEARS NORTH 78 DEGREES 14 MINUTES 46 SECONDS EAST 20.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63 DEGREES 38 MINUTES 34 SECONDS 22.22 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 30 SECONDS EAST 148.12 FEET; THENCE SOUTH 72 DEGREES 08 MINUTES 30 SECONDS EAST 668.00 FEET TO THE WESTERLY LINE OF THE VILLAGE PINES OF GREENWOOD SECTION TWO "A" RECORDED IN PLAT BOOK "D", PAGE 331 A,B,C&D IN THE RECORDS OF SAID RECORDS OFFICE; THENCE SOUTH 17 DEGREES 51 MINUTES 30 SECONDS WEST ALONG LAST SAID WEST LINE 193.21 FEET TO THE POINT OF BEGINNING CONTAINING 4.69 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS THIRTY-SIX (36) LOTS NUMBERED (344) THREE HUNDRED FORTY-FOUR THROUGH (379) THREE HUNDRED SEVENTY-NINE 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 CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET, AND THIS PLAT COMPLIES 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 APRIL, 2003

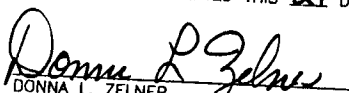

JEFFREY D. KNARR
REGISTERED LAND SURVEYOR #20100069
STATE OF INDIANA



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 OF THE VILLAGE PINES OF GREENWOOD SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 20100069.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE VILLAGE PINES OF GREENWOOD SUBDIVISION-SECTION 2C"
- 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" (L.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 DEFINED 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, 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.
- 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-FLOODING 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.
- 8.) 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.
- 9.) 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.

RECEIVED AND ACCEPTED THIS 21 DAY OF April 2003


DONNA L. ZELNER
CLERK OF SUPERIOR COURT

VILLAGE PINES OF GREENWOOD SECTION TWO "C" GREENWOOD, JOHNSON COUNTY, INDIANA

1. SURVEYOR,
OF INDIANA,
2. FOLLOWING
ON THE HEREIN
AND BELIEF,
3. NOTIONED REAL
1998, OF A
4. 13 NORTH
E. SOUTHWEST
RANGE 4
COUNTY, INDIANA

5. CORNER OF SECTION 8,
6. PRINCIPAL
FOLLOWS:

7. 1/4 SECTION 8
8. 3 SECONDS WEST
9. 1/2 SECTION 8
10. 18 MINUTES 16
11. REES 07 MINUTES 29
12. SECS 18 MINUTES 16
13. NORTHEASTERLY THE
14. 11 MINUTES 44
15. 1/4 ALONG SAID
16. 17 MINUTES 41
17. 1/4 OF THIS DESCRIBED
18. THROUGH A
19. 20.00 FEET;
20. 25 WEST 30.61 FEET TO
21. SAID CURVE BEARS
22. 20.00 FEET; THENCE
23. DRIVE THROUGH
24. SECONDS 31.42 FEET;
25. 25 WEST 11.12 FEET TO
26. SAID CURVE BEARS
27. 100.00 FEET; THENCE
28. CENTRAL ANGLE OF
29. THENCE SOUTH 00
30. 1/4; THENCE SOUTH 84
31. 1/4; THENCE NORTH 89
32. 1/4; THENCE NORTH 47
33. 1/4; THENCE NORTH 72
34. 1/4; THENCE TO THE EASTERLY
35. 1/4 OF WHICH IS
36. THE OFFICE OF THE
37. NORTH 11 DEGREES
38. EAST LINE 216.78 FEET
39. BY THE RADIUS OF
40. 1/4 46 SECONDS EAST
41. DRIVE THROUGH A
42. 1/4 SECONDS 22.22 FEET;
43. 1/4 SECS EAST 148.12 FEET;
44. 1/4 SECS EAST 668.00 FEET TO
45. GREENWOOD SECTION
46. A, B, C & D IN THE
47. NORTH 17 DEGREES 51
48. 1/4 LINE 193.21 FEET TO
49. MORE OR LESS,
50. DISTANCES AND

51. BEARING (344) THREE HUNDRED
52. NINE AND COMMON
53. DISTANCES ON THE WITHIN PLAT.

54. SHOW THEIR LOCATION,
55. COMPUTED ERROR
56. SHALL NOT EXCEED ONE FOOT IN
57. ANY DIRECTION. THE PROVISIONS OF THE
58. DISTANCES ARE SHOWN IN



- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE VILLAGE PINES OF GREENWOOD SUBDIVISION-SECTION 2C"
- 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" (L.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 DEFINED 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, 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.
- 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.
- 8.) 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 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.
- 9.) 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 THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERIMETER DRAINS) OR SUB-SOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS 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 98-16.

- 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 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. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL BE 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, PLACED 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 ENCRoACH UPON ANOTHER LOT.
- 14.) THE MINIMUM TOTAL LIVABLE SPACE SHALL BE 1100 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 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.
- 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.

RECEIVED AND ACCEPTED THIS 21 DAY OF April 2003
Dennis R. Palmer

STATE SHOWN AND
E. SAID REAL
THE STREETS
THE PUBLIC FOR

THE VILLAGE PINES OF GREENWOOD SECTION TWO "C" CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

| LINE | BEAR |
|------|----------|
| L-1 | N 17°51' |
| L-2 | S 72°08' |
| L-3 | N 17°51' |
| L-4 | N 62°50' |
| L-5 | N 27°07' |
| L-6 | N 27°08' |
| L-7 | N 17°51' |
| L-8 | S 62°50' |
| L-9 | S 62°50' |
| L-10 | N 17°51' |
| L-11 | N 27°09' |
| L-12 | N 17°51' |

| LOT CURVE DATA TABLE | | | | | | |
|----------------------|------------|--------|---------|-------|-------|---------------|
| CURVE DELTA | RADIUS | LENGTH | TANGENT | CH. | LEN. | CH. DIRECTION |
| 1 | 17°09'46" | 150.00 | 44.93 | 22.64 | 44.76 | S 09°16'37" W |
| 2 | 90°00'00" | 20.00 | 31.42 | 20.00 | 28.28 | N 27°08'30" W |
| 3 | 14°46'55" | 120.00 | 30.96 | 15.57 | 30.87 | N 79°31'57" W |
| 4 | 104°49'49" | 20.00 | 36.59 | 25.98 | 31.70 | S 40°39'41" W |
| 5 | 19°00'16" | 20.00 | 6.63 | 3.35 | 6.60 | S 84°53'56" E |
| 6 | 22°15'34" | 180.00 | 69.93 | 35.41 | 69.49 | N 83°16'17" W |
| 7 | 01°03'13" | 270.00 | 4.96 | 2.48 | 4.96 | S 72°40'06" E |

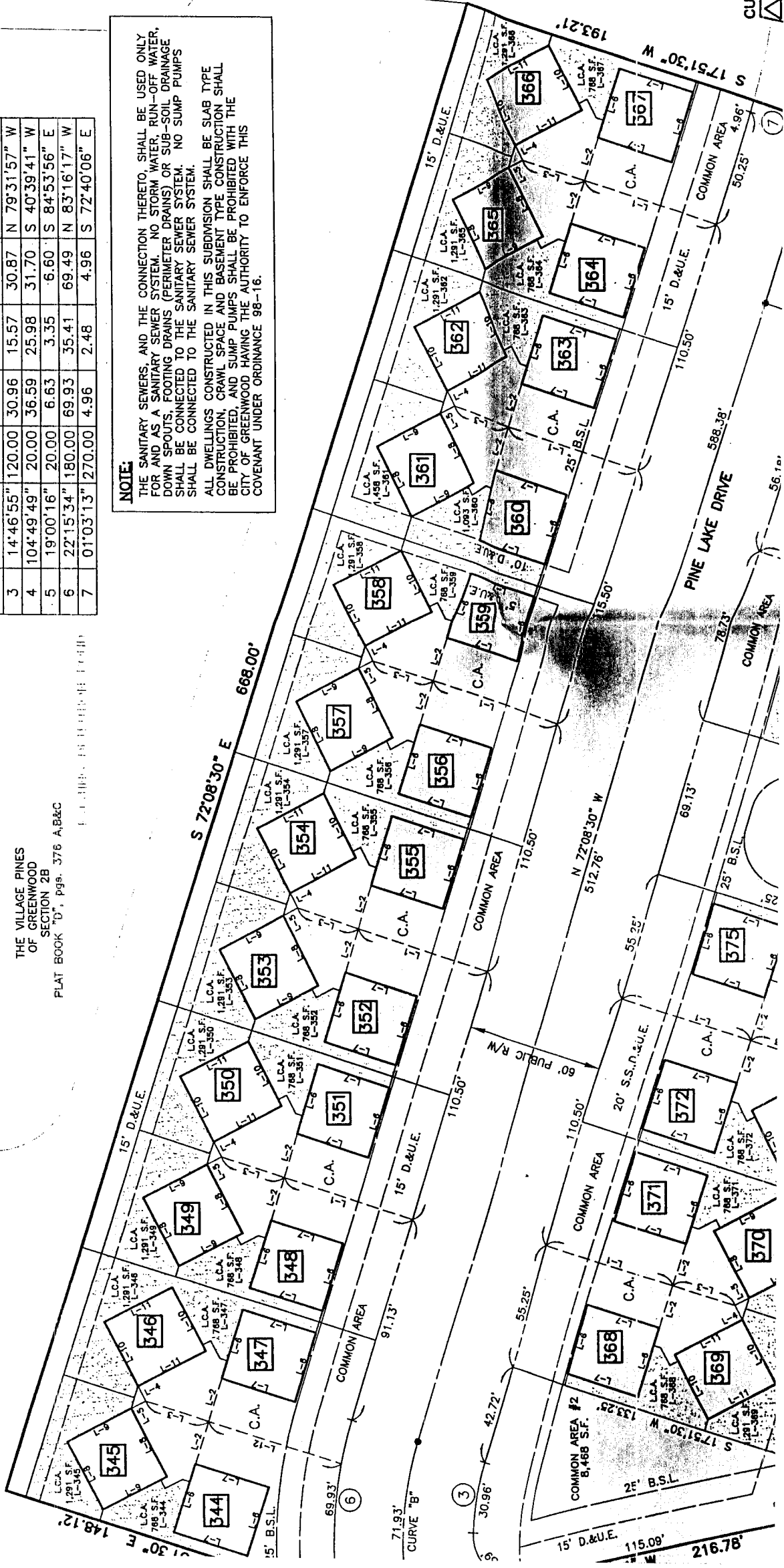
THE VILLAGE PINES
OF GREENWOOD
SECTION 2B
PLAT BOOK "D", pgs. 376 A,B&C

BOUNDARY CURVE
 $\Delta = 63^{\circ}38'34"$
 RADIUS = 20.00'
 LENGTH = 22.22'
 TANGENT = 12.41'
 CHD. LEN. = 21.09'
 CHD. BRG. = S 43°34'31" E

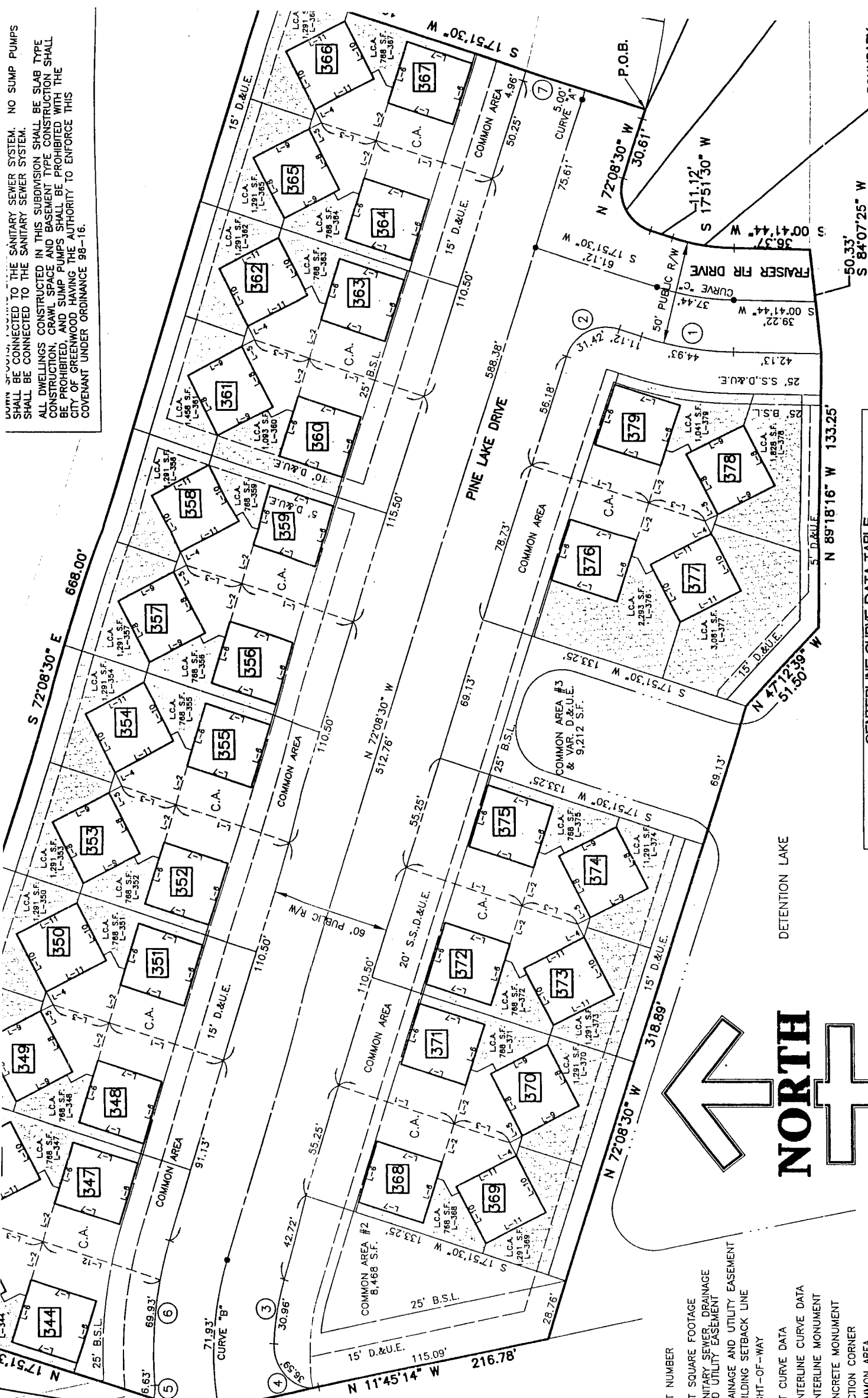
NOTE:

THE SANITARY SEWERS, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERIMETER DRAINS) OR SUB-SOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS 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 98-16.



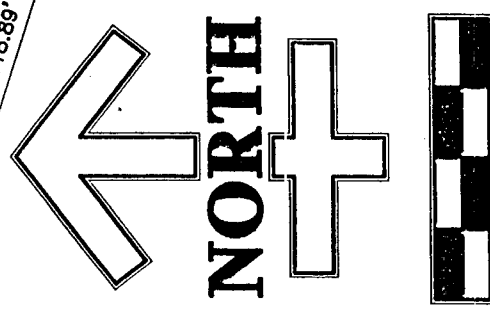
NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SLAB TYPE CONSTRUCTION. CRAWL SPACE AND BASEMENT TYPE CONSTRUCTION SHALL BE PROHIBITED, AND SUMP PUMPS SHALL BE PROHIBITED WITH THE CITY OF GREENWOOD HAVING THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-16.



BOUNDARY
 Δ = 1709
 RADIUS = 1
 LENGTH = 1
 TANGENT = 1
 CHD. LEN. = 1

CENTERLINE CURVE DATA TABLE

| CURVE DELTA | RADIUS | LENGTH | TANGENT | CH. LEN. | CH. DIRECTION |
|-------------|-----------|--------|---------|----------|---------------------|
| A | 0'57'18" | 300.00 | 5.00 | 2.50 | 5.00 N 72°37'09" W |
| B | 27'28'28" | 150.00 | 71.93 | 36.67 | 71.24 N 85°52'43" W |
| C | 17'09'46" | 125.00 | 37.44 | 18.86 | 37.30 S 09°16'37" W |



- LOT NUMBER
- LOT SQUARE FOOTAGE
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT BUILDING SETBACK LINE
- RIGHT-OF-WAY
- LOT CURVE DATA
- CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- SECTION CORNER
- COMMON AREA
- LIMITED COMMON AREA
- LIMITED COMMON AREA FOR LOT NUMBER 241
- LINE CURVE DATA

DETENTION LAKE

PINE LAKE DRIVE

FRASER FIR DRIVE