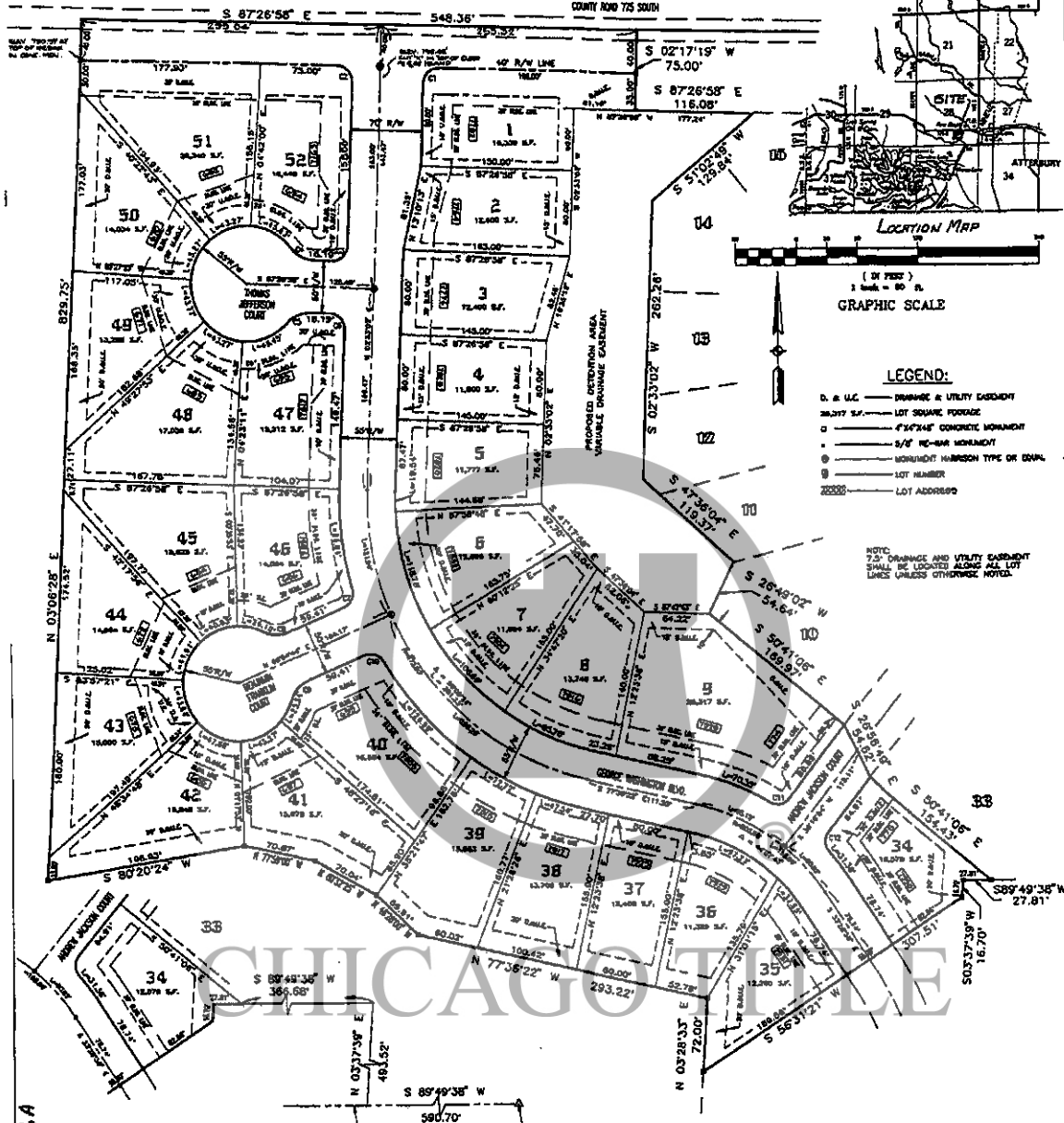


RECORD PLAT

Williamsburg Lake Estates

Section one Nineveh, Johnson County, Indiana



CHICAGO TITLE

D-226 A

SOUTH LINE SE 1/4
S.E. CORNER S.E. 1/4
SECTION 28-114E

590.70'

N 05°17'38" E 493.52'

S 89°49'38" W

MAJOR LAND SURVEYING
 ENGINEERING • SURVEYING • LAND PLANNING
 408 East John Street, Suite G, Greenwood, Indiana 46142

CURVE DATA

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	PI	PC	PT
1	S 87°26'55" E	548.36	S 87°26'55" E	548.36	180°	0+00	0+00
2	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	0+75	0+75
3	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	1+91	1+91
4	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	2+66	2+66
5	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	3+41	3+41
6	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	4+16	4+16
7	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	4+91	4+91
8	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	5+66	5+66
9	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	6+41	6+41
10	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	7+16	7+16
11	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	7+91	7+91
12	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	8+66	8+66
13	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	9+41	9+41
14	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	10+16	10+16
15	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	10+91	10+91
16	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	11+66	11+66
17	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	12+41	12+41
18	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	13+16	13+16
19	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	13+91	13+91
20	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	14+66	14+66
21	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	15+41	15+41
22	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	16+16	16+16
23	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	16+91	16+91
24	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	17+66	17+66
25	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	18+41	18+41
26	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	19+16	19+16
27	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	19+91	19+91
28	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	20+66	20+66
29	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	21+41	21+41
30	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	22+16	22+16
31	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	22+91	22+91
32	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	23+66	23+66
33	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	24+41	24+41
34	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	25+16	25+16
35	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	25+91	25+91
36	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	26+66	26+66
37	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	27+41	27+41
38	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	28+16	28+16
39	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	28+91	28+91
40	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	29+66	29+66
41	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	30+41	30+41
42	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	31+16	31+16
43	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	31+91	31+91
44	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	32+66	32+66
45	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	33+41	33+41
46	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	34+16	34+16
47	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	34+91	34+91
48	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	35+66	35+66
49	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	36+41	36+41
50	S 02°17'19" W	75.00	S 02°17'19" W	75.00	180°	37+16	37+16
51	S 87°26'58" E	116.08	S 87°26'58" E	116.08	180°	37+91	37+91

Sheet 1 of 2

Williamsburg Lake Estates

Section One,
Narrach, Johnson County, Indiana

RESTRICTIVE COVENANTS

Part of the Northwest Quarter of Section 33, Township 33 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana more particularly described as follows:

SECTION 33 of the Northwest Quarter of said Section 33 containing 360 acres, more particularly described as follows:
Subdivisions 1 through 36 as follows: 1. 360 Acres, Subdivision 1; 2. 360 Acres, Subdivision 2; 3. 360 Acres, Subdivision 3; 4. 360 Acres, Subdivision 4; 5. 360 Acres, Subdivision 5; 6. 360 Acres, Subdivision 6; 7. 360 Acres, Subdivision 7; 8. 360 Acres, Subdivision 8; 9. 360 Acres, Subdivision 9; 10. 360 Acres, Subdivision 10; 11. 360 Acres, Subdivision 11; 12. 360 Acres, Subdivision 12; 13. 360 Acres, Subdivision 13; 14. 360 Acres, Subdivision 14; 15. 360 Acres, Subdivision 15; 16. 360 Acres, Subdivision 16; 17. 360 Acres, Subdivision 17; 18. 360 Acres, Subdivision 18; 19. 360 Acres, Subdivision 19; 20. 360 Acres, Subdivision 20; 21. 360 Acres, Subdivision 21; 22. 360 Acres, Subdivision 22; 23. 360 Acres, Subdivision 23; 24. 360 Acres, Subdivision 24; 25. 360 Acres, Subdivision 25; 26. 360 Acres, Subdivision 26; 27. 360 Acres, Subdivision 27; 28. 360 Acres, Subdivision 28; 29. 360 Acres, Subdivision 29; 30. 360 Acres, Subdivision 30; 31. 360 Acres, Subdivision 31; 32. 360 Acres, Subdivision 32; 33. 360 Acres, Subdivision 33; 34. 360 Acres, Subdivision 34; 35. 360 Acres, Subdivision 35; 36. 360 Acres, Subdivision 36.

This subdivision will be shown and described in Williamsburg Lake Estates, Section One, Johnson County, Indiana more particularly described as follows:
This subdivision will be shown and described in Williamsburg Lake Estates, Section One, Johnson County, Indiana more particularly described as follows:
This subdivision will be shown and described in Williamsburg Lake Estates, Section One, Johnson County, Indiana more particularly described as follows:
This subdivision will be shown and described in Williamsburg Lake Estates, Section One, Johnson County, Indiana more particularly described as follows:

SECTION 33 of the Northwest Quarter of said Section 33 containing 360 acres, more particularly described as follows:
Subdivisions 1 through 36 as follows: 1. 360 Acres, Subdivision 1; 2. 360 Acres, Subdivision 2; 3. 360 Acres, Subdivision 3; 4. 360 Acres, Subdivision 4; 5. 360 Acres, Subdivision 5; 6. 360 Acres, Subdivision 6; 7. 360 Acres, Subdivision 7; 8. 360 Acres, Subdivision 8; 9. 360 Acres, Subdivision 9; 10. 360 Acres, Subdivision 10; 11. 360 Acres, Subdivision 11; 12. 360 Acres, Subdivision 12; 13. 360 Acres, Subdivision 13; 14. 360 Acres, Subdivision 14; 15. 360 Acres, Subdivision 15; 16. 360 Acres, Subdivision 16; 17. 360 Acres, Subdivision 17; 18. 360 Acres, Subdivision 18; 19. 360 Acres, Subdivision 19; 20. 360 Acres, Subdivision 20; 21. 360 Acres, Subdivision 21; 22. 360 Acres, Subdivision 22; 23. 360 Acres, Subdivision 23; 24. 360 Acres, Subdivision 24; 25. 360 Acres, Subdivision 25; 26. 360 Acres, Subdivision 26; 27. 360 Acres, Subdivision 27; 28. 360 Acres, Subdivision 28; 29. 360 Acres, Subdivision 29; 30. 360 Acres, Subdivision 30; 31. 360 Acres, Subdivision 31; 32. 360 Acres, Subdivision 32; 33. 360 Acres, Subdivision 33; 34. 360 Acres, Subdivision 34; 35. 360 Acres, Subdivision 35; 36. 360 Acres, Subdivision 36.

SECTION 33 of the Northwest Quarter of said Section 33 containing 360 acres, more particularly described as follows:
Subdivisions 1 through 36 as follows: 1. 360 Acres, Subdivision 1; 2. 360 Acres, Subdivision 2; 3. 360 Acres, Subdivision 3; 4. 360 Acres, Subdivision 4; 5. 360 Acres, Subdivision 5; 6. 360 Acres, Subdivision 6; 7. 360 Acres, Subdivision 7; 8. 360 Acres, Subdivision 8; 9. 360 Acres, Subdivision 9; 10. 360 Acres, Subdivision 10; 11. 360 Acres, Subdivision 11; 12. 360 Acres, Subdivision 12; 13. 360 Acres, Subdivision 13; 14. 360 Acres, Subdivision 14; 15. 360 Acres, Subdivision 15; 16. 360 Acres, Subdivision 16; 17. 360 Acres, Subdivision 17; 18. 360 Acres, Subdivision 18; 19. 360 Acres, Subdivision 19; 20. 360 Acres, Subdivision 20; 21. 360 Acres, Subdivision 21; 22. 360 Acres, Subdivision 22; 23. 360 Acres, Subdivision 23; 24. 360 Acres, Subdivision 24; 25. 360 Acres, Subdivision 25; 26. 360 Acres, Subdivision 26; 27. 360 Acres, Subdivision 27; 28. 360 Acres, Subdivision 28; 29. 360 Acres, Subdivision 29; 30. 360 Acres, Subdivision 30; 31. 360 Acres, Subdivision 31; 32. 360 Acres, Subdivision 32; 33. 360 Acres, Subdivision 33; 34. 360 Acres, Subdivision 34; 35. 360 Acres, Subdivision 35; 36. 360 Acres, Subdivision 36.

- 1. All lots shall be used for residential purposes and no other use shall be permitted except as hereinafter provided.
2. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
3. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
4. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
5. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
6. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
7. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
8. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
9. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...
10. The ground floor area of the main structure, exclusive of one story porch and stoop, shall not be more than 1,200 square feet for a one story building and shall not exceed 1,800 square feet for a two story building...

3. All covenants must be completed within 180 days.
4. No separate or separate activity shall be carried on upon any lot or any portion of any lot...
5. All necessary building such as garage or shed to be erected on the lot shall be erected by the owner of the lot...
6. No more than one dwelling shall be permitted on any lot...
7. No sign of any kind shall be displayed on the public view...
8. No lot shall be used for anything other than the purposes...
9. No lot shall be used for anything other than the purposes...
10. No lot shall be used for anything other than the purposes...
11. No lot shall be used for anything other than the purposes...
12. No lot shall be used for anything other than the purposes...
13. No lot shall be used for anything other than the purposes...
14. No lot shall be used for anything other than the purposes...
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30. No lot shall be used for anything other than the purposes...
31. No lot shall be used for anything other than the purposes...
32. No lot shall be used for anything other than the purposes...
33. No lot shall be used for anything other than the purposes...
34. No lot shall be used for anything other than the purposes...
35. No lot shall be used for anything other than the purposes...
36. No lot shall be used for anything other than the purposes...

By: *William F. Shaw, Robert F. Wright, Robert W. Williams, John ...*
State of Indiana,)
County of Johnson,)
City of Anderson,)

1. A history public in and out of said county and towns of Johnson County and in and out of Johnson County, Indiana, shall be permitted to be carried on in and out of the lots of this subdivision...
2. A history public in and out of said county and towns of Johnson County and in and out of Johnson County, Indiana, shall be permitted to be carried on in and out of the lots of this subdivision...

STATE OF INDIANA)
COUNTY OF JOHNSON)
CITY OF ANDERSON)

STATE OF INDIANA)
COUNTY OF JOHNSON)
CITY OF ANDERSON)

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STATE OF INDIANA)
COUNTY OF JOHNSON)
CITY OF ANDERSON)



PLAT

Plat shall be called:
Williamsburg Lake Estates
Sect 1

FILED: Instrument No. _____
Cabinet (0) Slide (226 A+B)
FEE : 1300
DATE/TIME of recording: _____

LEGAL being platted:
pt SE 28-11-4
13.263 A

Recorded Johnson County, Indiana
Jean Harrison, Recorder

Date of Plat: _____
2-9-99

Date 08/17/1999 Time 15:51:47 1 of 2 Pgs
Inst # 1999-024482 OFF
Fee Amt: 23.00

Tax Area _____
Nineveh

Owner (s)
Williamsburg Lake Ests LLC
* Honnebaum, Chandy K. (L+43)
* Wagener, Judy C. (L+47)

Engineer's Signature _____ Seal _____

Approved: Municipal _____ County _____
Assessor's Signature _____
Auditor's Signature _____ (Signifying transfer)
Notary's Signature _____ Seal _____ County of Residence _____ Date of Expiration _____
ALL SIGNATURES MUST HAVE NAME TYPED OR PRINTED BENEATH THEM.

FIXED LINE MYLAR WILL BE SUPPLIED BY:
If other than above Engineer, whose
company or name appears on plat.

RECORDING PROCESSED BY:
On door of cabinet _____
Indexed into Computer _____
Subdivision Code _____

Name _____
Address _____
Telephone Number () _____

FIXED LINE RECEIVED: 1 1

form 9/21/94 Johnson County Recorder

CHICAGO TITLE

McGreevy, Todd

From: Maria Ridenour [mridenour@indy.rr.com]

Sent: Friday, April 22, 2011 12:51 PM

To: McGraw, Antoinette

Subject: RE: 4360 Frankie Court

Categories: INGRID

Yes, thank you.

I advised her to have Anna sign and then she should sign for Jeanne as Mary Ann Cox attorney in fact for Jeanne R. Mohr....

We can amend later if we need to – is that okay?

Oh, by the way...I'm never too busy for any of your referrals!

Maria Ridenour, Realtor - 317-858-5728 or 317-919-3868

mridenour@indy.rr.com

REMAX Centerstone

26 S. Green St.

Brownsburg, IN 46112

www.MariaRidenour.com



From: McGraw, Antoinette [mailto:McGrawA@CTT.com]

Sent: Friday, April 22, 2011 12:49 PM

To: Maria Ridenour

Subject: RE: 4360 Frankie Court

How soon do you need to know on the signatures? I looked up taxes and they are assessed in their names individually online. The QCD you sent was for 4350 High Drive, not Frankie Court. I sent a request to run prelim on Frankie court so we can see exactly how they are in title and go from there. Will that work?

CHICAGO TITLE

Toni McGraw

Chicago Title Insurance Company

Escrow Client Care Representative (Mooresville and Avon)

317-271-7750

317-271-7856 fax

MOORESVILLE EMAIL FOR CLOSING DOCS: ctindymorgancounty@ctt.com

AVON EMAIL FOR CLOSING DOCS: ctindyavon@ctt.com

PLEASE NOTE: Effective July 1, 2009, any funds presented at closing (from buyer, seller or lender) over \$10,000 must be in the form of a wire before a title company can disburse.

From: Maria Ridenour [mailto:mridenour@indy.rr.com]

Sent: Friday, April 22, 2011 7:56 AM

To: McGraw, Antoinette

Subject: 4360 Frankie Court

Another letter from the doctor....

4/29/2011

Oh, by the way...I'm never too busy for any of your referrals!

Maria Ridenour, Realtor - 317-858-5728 or 317-919-3868
mridenour@indy.rr.com

REMAX Centerstone
26 S. Green St.
Brownsburg, IN 46112
www.MariaRidenour.com

From: L Cox [mailto:coxjlma@yahoo.com]
Sent: Friday, April 22, 2011 6:34 AM
To: Maria Ridenour
Subject: RE: FW: 5 properties that are similar to 4360 Frankie Court

Maria:

Attached is another letter from doc although don't think will need since I will sign as a trustee but wanted to make sure. Any idea on when will get the documents to have Annie sign?

Thanks

--- On **Thu, 4/21/11**, **Maria Ridenour** <mridenour@indy.rr.com> wrote:

From: Maria Ridenour <mridenour@indy.rr.com>
Subject: RE: FW: 5 properties that are similar to 4360 Frankie Court
To: "L Cox" <coxjlma@yahoo.com>
Date: Thursday, April 21, 2011, 10:29 AM

Sounds good – thank you!

CHICAGO TITLE

Oh, by the way...I'm never too busy for any of your referrals!

Maria Ridenour, Realtor - 317-858-5728 or 317-919-3868

mridenour@indy.rr.com

REMAX Centerstone
26 S. Green St.
Brownsburg, IN 46112
www.MariaRidenour.com

4/29/2011

From: L Cox [mailto:coxjlma@yahoo.com]
Sent: Thursday, April 21, 2011 6:29 AM
To: Maria Ridenour
Subject: Re: FW: 5 properties that are similar to 4360 Frankie Court

Okay let's go with the 144,900.00.

Thanks

--- On Wed, 4/20/11, Maria Ridenour <mridenour@indy.rr.com> wrote:

From: Maria Ridenour <mridenour@indy.rr.com>
Subject: FW: 5 properties that are similar to 4360 Frankie Court
To: "L Cox" <coxjlma@yahoo.com>
Date: Wednesday, April 20, 2011, 6:41 PM

Hello Mary Ann,

See below....suggested list price of \$144,900.

Oh, by the way...I'm never too busy for any of your referrals!

CHICAGO TITLE

Maria Ridenour, Realtor - 317-858-5728 or 317-919-3868

mridenour@indy.rr.com

REMAX Centerstone

26 S. Green St.

Brownsburg, IN 46112

www.MariaRidenour.com

4/29/2011

From: Maria Ridenour [mailto:mridenour@indy.rr.com]
Sent: Friday, March 11, 2011 4:18 PM
To: Maria Ridenour
Subject: 5 properties that are similar to 4360 Frankie Court

This email was sent to: coxjlma@yahoo.com

Listings: 21010404, 21037933, 2948035, 21034742, 2951629

[Click here to view these listings if you are the email sender.](#)

NOTE: The above link is specifically for the email sender and helps prevent alteration of Client Gateway settings or listing hit counts. Links contained in the email message below are intended for the email recipient and track each time they are accessed. For your convenience, the link above will display the listings in your default Full View report, regardless of which report(s) you emailed. Also, you will receive only a single copy of this email even if you sent the listings to multiple clients, each of whom will receive a distinctly separate email.

Hello Mary Ann,

I have carefully reviewed the area listings that have sold, and compare to the home at 4360 Frankie Ct. If we complete updates, such as new carpet, remove wallpaper, paint, etc., I believe we could list the home at \$144,900. If we do not see an offer within 30-45 days, since it is the busy season, I would recommend lowering the price to \$139,900.

Some of the comparables offer all brick or mostly brick so I think we need to remove some value for an all wood structure. In addition, the floorplan is not real open and the kitchen is smaller, so I think this could have a negative impact on the value as well.

I will send comparables as is on separate email.

Thank you!
Maria

 CHICAGO TITLE[®]

Click the Hyperlink below to link to and view property listing(s) of interest. If after clicking the link, your Internet browser does not launch, right click on the link and Copy the Shortcut. Then paste the Shortcut into your browser's Address Field.

[RES Consumer Full](#)

Maria Ridenour
E-mail: mridenour@indy.rr.com