

# WINDSONG SECTION WHITE RIVER JOHNSON CO

I, PAUL MAURER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREIN AND THAT I HAVE SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

## WINDSONG ESTATES II - SECTION IV

A part of the Southwest Quarter and the Southeast Quarter of Section 34, Township 14 North, Range 3 East of the Second Principal Meridian in White River Township, Johnson County, Indiana, being more particularly described as follows:

COMMENCING at the Southeast Corner of said Southeast Quarter Section; thence North 88 degrees 35 minutes 55 seconds West (assumed bearing) along the South line of said Quarter Section 2675.60 feet to the Southeast Corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 46 seconds West along the South line of said Quarter Section 38.10 feet to the Southeast Corner of Windsong Estates II-Section III (Plat Book "C", Pages 461 A & B, Office of the Johnson County Recorder); thence the next seven (7) courses being along said Windsong Estates II-Section III;

- 1.) North 00 degrees 02 minutes 54 seconds West 646.76 feet to the POINT OF BEGINNING of the herein described parcel;
- 2.) North 69 degrees 27 minutes 54 seconds West 390.02 feet;
- 3.) North 00 degrees 02 minutes 54 seconds West 140.00 feet;
- 4.) North 89 degrees 57 minutes 06 seconds East 15.00 feet;
- 5.) North 00 degrees 02 minutes 54 seconds West 170.00 feet;
- 6.) North 08 degrees 28 minutes 57 seconds East 101.12 feet;
- 7.) South 78 degrees 44 minutes 34 seconds East 159.87 feet;

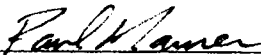
thence South 64 degrees 07 minutes 42 seconds East 142.78 feet;  
thence South 59 degrees 08 minutes 41 seconds East 130.01 feet;  
thence South 46 degrees 05 minutes 36 seconds East 134.08 feet;  
thence South 04 degrees 00 minutes 00 seconds East 294.37 feet;  
thence South 90 degrees 00 minutes 00 seconds West 178.43 feet to the Point of Beginning, containing 4.93 Acres, more or less.

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

THIS SUBDIVISION CONTAINS ELEVEN (11) LOTS NUMBERED ONE HUNDRED FORTY-SIX (146) THROUGH ONE HUNDRED FIFTY-SIX (156), (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 IS ACCURATELY SHOWN; 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.

CERTIFIED THIS 5<sup>th</sup> DAY OF August, 1991.

  
PAUL MAURER  
REG. LAND SURVEYOR NO. 880006  
STATE OF INDIANA

WE THE UNDERSIGNED, SMITH VALLEY ENTERPRISES, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

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

FRONT AND SIDE YARD BUILDING SETBACKS ON THIS PLAT, BETWEEN WHICH BUILDINGS SHALL BE ERRECTED OR MAINTAINED, SHALL BE SHOWN ON THIS PLAT AND MARKED AS RESERVED FOR THE USE OF THE PUBLIC OF PUBLIC WORKS FOR THE INSTALLATION OF SEWER MAINS, MANHOLES, POLES, DUC SUBJECT AT ALL TIMES TO THE PROPERTY RESERVED. WITHIN THESE EASEMENTS SHALL BE PLACED OR PERMITTED TO BE INSTALLATION AND MAINTENANCE OF FLOW OF DRAINAGE CHANNELS; IN THE FLOW OF WATER THROUGH DRAINAGE OF EACH LOT AND ALL IMPROVEMENTS THE OWNER OF THE LOTS, EXCEPT FOR THE OR UTILITY IS RESPONSIBLE.

DRAINAGE SWALES (DITCHES) ALONG I WAY, OR ON DEDICATED EASEMENTS, A TILED OR OTHERWISE CHANGED WITHOUT COUNTY DRAINAGE BOARD. PROPERTY GRASSWAYS OR OTHER NON-ERODING SU MUST BE CONTAINED ON THE PROPERTY DITCHES WILL NOT BE DAMAGED BY SU THESE SWALES OR DITCHES ONLY WHEN STRUCTURES HAVE BEEN PERMITTED BY OWNER ALTERING, CHANGING, OR DAMA HELD RESPONSIBLE FOR SUCH ACTION MAIL TO REPAIR SAID DAMAGE. AFTE JOHNSON COUNTY DRAINAGE BOARD WILL THE BILL FOR SAID REPAIRS WILL BE MEDIATE PAYMENT.

THE FOREGOING COVENANTS AND RESTRICTIONS ARE BINDING ON ALL PARTIES AND PERSON AT WHICH TIME SAID COVENANTS AND FOR SUCCESSIVE TEN YEAR PERIODS. RENT OWNERS OF THE SITES, IT IS A TIONS IN WHOLE OR PART.

INVALIDATION OF ANY OF THE FOREGO COURT ORDER SHALL IN NO WAY AFFECT

ALL LANDS IN THE SUBDIVISION AND PRESENT AND FUTURE OWNERS OR OCCU DITIONS, AND RESTRICTIONS FOR "WI RECORD 59, PAGE 931 IN THE OFFICE AND SHALL RUN WITH THE LAND.

THE RIGHT TO ENFORCE THESE PROVIS TO CAUSE THE REMOVAL BY DUE PROCE ERRECTED OR MAINTAINED IN VIOLATIO AND RESERVED TO THE SEVERAL OWNER TO THEIR HEIRS AND ASSIGNS.

WITNESS MY HAND AND SEAL THIS 11

STATE OF INDIANA )  
COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED NOTARY PERSONALLY APPEARED JUDITH A. HOE KNOWNED EXECUTION OF THE FOREG DEED, FOR THE PURPOSE EXPRESSED HI

WITNESS MY HAND AND SEAL THIS 11<sup>th</sup>

COUNTY OF RESIDENCE Johnson

# WINDSONG ESTATES II SECTION IV WHITE RIVER TOWNSHIP JOHNSON COUNTY, INDIANA

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED 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 THE PUBLIC UTILITIES AND THE CITY OF GREENWOOD BOARD OF PUBLIC WORKS FOR THE INSTALLATION AND MAINTENANCE OF WATER AND SANITARY SEWER MAINS, MANHOLES, POLES, DUCTS, LINES AND WIRES AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. 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.

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 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 OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OF OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY DRAINAGE BOARD. 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.

THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2011, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS. UNLESS BY A MAJORITY VOTE OF THE THEN CURRENT OWNERS OF THE SITES, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS IN WHOLE OR PART.

INVALIDATION OF ANY OF THE FOREGOING COVENANTS AND RESTRICTIONS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT REMAINING PORTIONS NOT SO AFFECTED.

ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR "WINDSONG ESTATES II" AS RECORDED IN MISC. RECORD 59, PAGE 931 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, AND SHALL RUN WITH THE LAND.

THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR PART HEREOF ERECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

WITNESS MY HAND AND SEAL THIS 12 DAY OF Dec., 1991.

*Judith A. Hoeping*  
 JUDITH A. HOEPING, VICE PRESIDENT  
 SMITH VALLEY ENTERPRISES, INC.

STATE OF INDIANA )  
 COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED JUDITH A. HOEPING; AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS 11<sup>th</sup> DAY OF February, 1991.

*[Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC

COUNTY OF RESIDENCE Johnson

THIS PLAT IS RECOMMENDED

APPROVED BY THE JOHNSON  
 SUBDIVISION CONTROL BOARD

BY:

*[Signature]*  
 RONALD EASTBURN, CHAIR

BE IT RESOLVED BY THE BOARD THAT THE DEDICATION SHALL BE MADE ON THE 21<sup>st</sup> DAY OF Jan

*[Signature]*  
 ALFRED T. CHAPPEL

*[Signature]*  
 ROBERT B. BARGER

APPROVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS  
September 9th

ENTERED FOR TAXATION

NO. 92001315

RECEIVED FOR RECORD AND

RECORDED IN PLAT BOOK

FEES \$ 20.00

BE IT RESOLVED BY THE JOHNSON COUNTY BOARD OF SUPERVISORS THAT THIS PLAT BE RECORDED ON THIS DATE January

*[Signature]*  
 MARGARET MCGOVERN  
 MAYOR

ATTEST:

*[Signature]*  
 GENEVIEVE WORSHEM  
 CLERK-TREASURER

# ESTATES II ON IV R TOWNSHIP NTY, INDIANA

ES ARE HEREBY ESTABLISHED AS SHOWN ON  
PROPERTY LINES OF THE STREET THERE  
ING OR STRUCTURE. THE STRIPS OF GROUND  
AND UTILITY EASEMENT" (D. & U.E.) ARE  
ITIES AND THE CITY OF GREENWOOD BOARD  
) MAINTENANCE OF WATER AND SANITARY  
NES AND WIRES AND DRAINAGE FACILITIES;  
RITIES AND TO THE EASEMENT HEREIN  
RUCTURE, PLANTING OR OTHER MATERIAL  
HICH MAY DAMAGE OR INTERFERE WITH THE  
ES OR WHICH MAY CHANGE THE DIRECTION OF  
ITS OR WHICH MAY OBSTRUCT OR RETARD THE  
IN EASEMENTS. THE EASEMENT AREA OF  
ALL BE MAINTAINED CONTINUOUSLY BY THE  
OVEMENTS FOR WHICH A PUBLIC AUTHORITY

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Jeffrey A. Colvin  
JEFFREY A. COLVIN  
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE  
SUBDIVISION CONTROL ORDINANCE.

BY:

Ronald Eastburn  
RONALD EASTBURN, CHAIRMAN

Rick Chase  
RICK CHASE, SECRETARY

ED ROADWAYS AND WITHIN THE RIGHT-OF-  
TO BE ALTERED, DUG OUT, FILLED IN,  
WRITTEN PERMISSION OF THE JOHNSON  
MUST MAINTAIN THESE SWALES AS SODDED  
WATER FROM ROOFS OR PARKING AREAS  
ENOUGH SO THAT SAID DRAINAGE SWALES OR  
R. DRIVEWAYS MAY BE CONSTRUCTED OVER  
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UNTY DRAINAGE BOARD. ANY PROPERTY  
ESE DRAINAGE SWALES OR DITCHES WILL BE  
L BE GIVEN 10 DAYS NOTICE BY CERTIFIED  
I TIME, IF NO ACTION IS TAKEN, THE  
: SAID REPAIRS TO BE ACCOMPLISHED, AND  
O THE AFFECTED PROPERTY OWNER FOR IM-

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA,  
THAT THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS  
21st DAY OF January, 1992.

Alfred T. Chappel  
ALFRED T. CHAPPEL

Maurice McCarty  
MAURICE MCCARTY

Robert B. Barger  
ROBERT B. BARGER

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD ON  
September 9th, 1991.

ENTERED FOR TAXATION THIS 23rd DAY OF January, 1992.

Betty E. Stringer  
BETTY E. STRINGER, AUDITOR  
JOHNSON COUNTY, INDIANA

NO. 92001315

RECEIVED FOR RECORD THIS 23rd DAY OF JANUARY, 1992 AT 12:38 P.M.  
AND

RECORDED IN PLAT BOOK C, PAGE 521 A & B

FEE \$ 20.00

Jacqueline E. Keller  
JACQUELINE E. KELLER, RECORDER  
JOHNSON COUNTY, INDIANA

: ARE TO RUN WITH THE LAND AND SHALL BE  
ING UNDER THEM UNTIL JANUARY 1, 2011,  
TIONS SHALL BE AUTOMATICALLY EXTENDED  
: BY A MAJORITY VOTE OF THE THEN CUR-  
O CHANGE SUCH COVENANTS AND RESTRIC-

ENANTS AND RESTRICTIONS BY JUDGMENT OR  
NING PORTIONS NOT SO AFFECTED.

: OF THE LANDS IN THIS SUBDIVISION BY  
HALL BE SUBJECT TO THE COVENANTS, CON-  
ESTATES II" AS RECORDED IN MISC.  
: RECORDER OF JOHNSON COUNTY, INDIANA,

INJUNCTION, TOGETHER WITH THE RIGHT  
AW OF ANY STRUCTURE OR PART HEREOF  
P. IS HEREBY DEDICATED TO THE PUBLIC  
E SEVERAL LOTS IN THIS SUBDIVISION AND

AY OF Dec., 1991.

Walter A. Hoeping  
WALTER A. HOEPING, VICE PRESIDENT  
H VALLEY ENTERPRISES, INC.

. IN AND FOR JOHNSON COUNTY, INDIANA,  
ND EACH SEPARATELY AND SEVERALLY AC-  
STRUMENT AS HER VOLUNTARY ACT AND

Y OF Dec 1991, 1991.

Genevieve Worsham  
NOTARY PUBLIC

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD,  
JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS FOR THE SANITARY SEWER EASEMENTS  
SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 6th DAY OF  
January, 1992.

Margaret McGovern  
MARGARET MCGOVERN  
MAYOR

William Crawford  
WILLIAM CRAWFORD  
MEMBER

Richard Heiney  
RICHARD HEINEY  
MEMBER

ATTEST:

Genevieve Worsham  
GENEVIEVE WORSHAM  
CLERK-TREASURER

**MAJOR** Land Surveying, Inc.  
ENGINEERING & LAND SURVEYING & LAND PLAN  
435 East Main Street  
P.O. Box 7008 - Greenwood, Indiana 46  
Telephone (317-866-4496)