

REPLAT

WOOD CREEK ESTATES

KNOW ALL MEN BY THESE PRESENTS: THAT FRANKLIN L. JACKSON AND ETHAN JACKSON OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

A part of the West Half of the West Half of Section 26, and part of the Northeast Quarter of Section 27, all being in Township 14 North, Range 3 East, Johnson County, Indiana, the more particularly described as follows:

Beginning at the Northeast corner of the West Half of the Northeast Quarter of said Section 26; running thence South 1°-55'-29" West and along the East line of said Half of the Northeast Quarter of said Section 26; running thence South 2°-35'-29" West and along the East line of the West Half of the Northeast Quarter of said Section 26, a distance of 819.10 feet to the Westerly right-of-way line of the Illinois Central Railroad; thence North 84°-17'-30" West and along said right-of-way line 1531.05 feet to the P.C. of a curve to the right, said curve having a radius of 1383.0 feet; thence in a North-westerly direction along said curve and along said right-of-way line 584.54 feet; thence South 80°-37'-45" West 249.30 feet; thence North 1°-37'-46" West 326.10 feet; thence North 8°-52'-51" West 343.15 feet; thence South 88°-57'-30" West 726.72 feet to the Easterly right-of-way line of the Illinois Central Railroad; thence North 1°-20'-31" East and along said right-of-way line 579.93 feet, said point being 450.00 feet South of and 14.65 feet West of the Northeast corner of the Northeast Quarter of Section 27; thence South 89°-35' East 1194.23 feet, more or less; thence North 1°-52'-29" East 450.10 feet to the North line of the West Half of the Northeast Quarter of said Section 26; thence South 89°-35' East and along the North line of said Section 26, a distance of 161.41 feet to the point of beginning, containing 31.82 acres, more or less.

Subject to all legal highways and rights-of-way. Do hereby subdivide said real estate into lots and streets in accordance with the plat hereon, said subdivision to be known as "Wood Creek Estates", in White River Township, Johnson County, Indiana. This subdivision consists of 103 lots, numbered from 1 to 103, both inclusive with streets as shown hereon. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof. All streets and ways of roads, as shown on this plat and if heretofore not dedicated, are hereby dedicated to public use.

There are strips of ground marked "utility and drainage strips" shown on this plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "utility and drainage strips".

There are strips of ground marked drainage easements, which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take their title subject to the easements hereby created and subject at all times to the proper authorities and no permanent structure of any kind shall be built, erected or maintained on said drainage easements.

The lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land:

- 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 a private garage for not more than three (3) cars.
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 patios, shall be not less than 1500 square feet for a one story dwelling, nor less than 900 square feet for a dwelling of more than one story.
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. No building shall be located closer than 10 feet to a side yard line, and the total wide yard setback (both sides) must be at least 25 feet. A 5 foot side yard setback shall be required for an accessory building not exceeding 10 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.
4. 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.
5. 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. The exterior surface of all buildings shall be of a material demonstrated to last at least 30 years.
6. No sign of any kind shall be displayed on 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 to advertise the property during the construction and sales period.
7. 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. All gas and oil tanks must be concealed.
8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats and other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose.
9. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste water and materials shall be kept only in sanitary containers and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadway 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 limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.
11. No individual water supply system or sanitary sewer system shall be permitted on any lot.
12. 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 1963, and all Amendments, thereto.
13. Any motor vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot.
14. These restrictions are hereby declared to be covenants running with this land and shall be binding on all parties and all persons claiming 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 (10) years unless, at any time following expiration, an instrument signed by a majority of then owners of the lots has been recorded agreeing to change said covenants in whole or in part.
15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages. Any violation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED, FRANKLIN L. JACKSON AND ETHAN JACKSON, FOR AND IN BEHALF OF SUCH OWNERSHIP, THIS 18th DAY OF September, 1972.

STATE OF INDIANA )
COUNTY OF JOHNSON )
I, the undersigned, Notary Public, duly commissioned to take acknowledgments and oaths, in the State of Indiana, certify that Franklin L. Jackson and Ethan Jackson, of the County of Wood Creek Estates, personally appeared before me and acknowledged the execution of the foregoing instrument as their duty, authorized act, this 18th day of September, 1972.

By: Franklin L. Jackson, Ethan Jackson
Notary Public

Under authority provided by Chapter 174 of Acts 147 as amended, and under the Ordinances adopted by the Board of County Commissioners of Johnson County:

This plat was given approval by the County of Johnson as follows: Approved by the Johnson County Planning Commission on the 21st day of Aug, 1972.

Approved by the Board of County Commissioners on the 18th day of September, 1972.

Entered for taxation this 18th day of September, 1972.

No. 007436
Received for record this 18 day of September, 1972 at 9:10 a.m. of fee, and recorded in Plat Book 7 Page No. 52 Fee \$10.75

This instrument prepared by: Merrill A. Jones & Associates, Inc., Greenwood, Indiana

Professional seal and title block for Merrill A. Jones & Associates Inc., including project name 'REPLAT WOOD CREEK ESTATES', sheet number '2', and date '212 72'.

DIAGNOSTIC CENTER ONLY. NOT FOR RESALE PURSUANT TO IC 36-2-7-10

U.S. DEPT. OF THE INTERIOR

KNOW ALL MEN BY THESE PRESENTS: THAT FRANKLIN L. JACKSON AND ETHAN JACKSON OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

A part of the West Half of the West Half of Section 26, and part of the Northeast Quarter of Section 27, all being in Township 34 North, Range 3 East, Johnson County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the West half of the Northeast Quarter of said Section 26; running thence South 1°-53'-29" West and along the East line of said West half-Quarter Section 26; 257.27 feet to the Southeast corner thereof; thence South 2°-35'-19" West and along the East line of the West Half of the Northeast Quarter of said Section 26, a distance of 615.30 feet to the Eastward; right-of-way line of the Illinois Central Railroad; thence North 88°-17'-10" West and along said right-of-way line 1531.05 feet to the P.C. of a curve to the right, said curve having a radius of 1302.0 feet; thence in a Northeasterly direction along said curve and along said right-of-way line 1531.05 feet to the S.P. of said curve; thence North 88°-17'-10" West and along said right-of-way line 346.10 feet; thence North 9°-52'-51" West 343.34 feet; thence South 88°-57'-43" East 749.30 feet; thence North 16°-49'-48" East 346.10 feet; thence North 9°-52'-51" West 343.34 feet; thence South 88°-57'-43" East 749.30 feet to the Eastward; right-of-way line of the Illinois Central Railroad; thence North 1°-20'-31" East and along said right-of-way line 379.93 feet, said point being 210.0 feet South of and 14.63 feet West of the North corner of the Northeast Quarter of Section 27; thence North 88°-35'-35" East 1182.23 feet, more or less; thence North 1°-55'-29" West 430.18 feet to the North line of the West Half of the Northeast Quarter of said Section 26; thence South 88°-35'-35" East and along the North line of said Section 26, a distance of 1181.11 feet to the point of beginning, containing 32.82 acres, more or less.

Subject to all legal highways and rights-of-way.

Do hereby subdivide said real estate into lots and streets in accordance with the plat hereon, said subdivision to be known as "Wood Creek Estates", in White River Township, Johnson County, Indiana. This subdivision consists of 103 lots, numbered from 1 to 103, both inclusive with streets as shown hereon. The size of the lots and widths of the streets are shown in figures denoting feet and decimal parts thereof. All streets and parts of roads, as shown on this plat and if heretofore not dedicated, are hereby dedicated to public use.

There are strips of ground marked "Utility and drainage strips" shown on this plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, pipes, sewers, drains, ditches, lines and wires. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "utility and drainage strips".

There are strips of ground marked drainage easements which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take their title subject to the easement hereby created and subject at all times to the proper authorities and no permanent structure of any kind shall be built, erected or maintained on said drainage easements.

The lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land:

1. No lot shall be used except for residential purposes and no building shall be erected, altered or placed on any lot, other than as described single family dwelling not to exceed two stories in height and a private garage for not more than three (3) cars.
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 carports, shall be not less than 1200 square feet for a one story dwelling, nor less than 900 square feet for a dwelling of more than one story.
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. No building shall be located nearer than 10 feet to a side yard line, and the total side yard setback (both sides) must be at least 25 feet. A 5 foot side yard setback shall be required for an accessory building not exceeding 18 feet in height and if detached from the principal building, it shall be located at least 10 feet back from the rear of the principal building. No building shall be erected closer than 15 feet to the rear lot line.
4. 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.
5. 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. The exterior surface of all buildings shall be of a material unadorned to last at least 50 years.
6. 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, nor sign of not more than five 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.
7. No oil drilling, oil development operation, or all refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, cisterns, structural 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. All gas and oil tanks must be concealed.
8. 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 purpose.
9. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter, materials shall be kept only in sanitary containers and all incinerators and other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.
10. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadway 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 limitation shall apply on any lot within 10 feet from the intersection of a street property line with the side of a driveway pavement.
11. No individual water supply system or sanitary sewer system shall be permitted on any lot.
12. 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.
13. Any water vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot.
14. These restrictions are hereby declared to be covenants running with this land and shall be binding on all parties and all persons claiming 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 (10) years unless, at any time following recording, an instrument signed by a majority of then owners of the lots has been recorded agreeing to change, amend, modify, terminate, or waive any of the above provisions in whole or in part.
15. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenants other than a right of way or easement or to remove damage, improvement or any other structure or covenants by judgment or court order which in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY THE UNDERSIGNED, FRANKLIN L. JACKSON AND ETHAN JACKSON, FOR AND IN BEHALF OF SUCH OWNERSHIP, THIS 2nd DAY OF February, 1972.

BY: Franklin L. Jackson Franklin L. Jackson  
Ethan Jackson Ethan Jackson

STATE OF INDIANA, County of JOHNSON

I, the undersigned, a Notary Public, duly commissioned to take acknowledgments and oaths, in the State of Indiana, certify that Franklin L. Jackson and Ethan Jackson, as the owners of Wood Creek Estates, personally appeared before me and acknowledged the execution of the foregoing instrument as their duly authorized act, this 2nd day of February, 1972.

My Commission Expires April 21, 1973  
James C. Marksbury Notary Public

NOT FOR RESALE PURSUANT TO IC 36-2-7-10

Under authority provided by Chapter 134 of Acts 147 as amended, and under the Ordinances adopted by the Board of County Commissioners of Johnson County:

This plat was given approval by the County of Johnson as follows: Approved by the Johnson County Planning Commission on the 7th day of FEB, 1972.

Markie H. Prince Markie Prince, President  
James Barnhart James Barnhart, Secretary

Approved by the Board of County Commissioners on the 7th day of FEB, 1972

Ernest R. ... Howard ... Merrill A. Jones

ENTERED FOR TAXATION THIS 11th DAY OF FEB, 1972.

June H. Wood Auditor of Johnson County

No. 032517

RECEIVED FOR RECORD THIS 10th DAY OF April, 1972 AT 10:01 A.M. OF P.M. AND RECORDED IN PLAT BOOK 7 PAGE NO. 41

Merrill A. Jones Notary Public  
Merrill A. Jones & Associates, Inc.  
RECORDER OF JOHNSON COUNTY

THIS INSTRUMENT PREPARED BY: MERRILL A. JONES & ASSOCIATES, INC., GREENWOOD, INDIANA

SCALE: 1" = 40'

REVISIONS:

WOOD CREEK ESTATES JOHNSON COUNTY, INDIANA

COVENANTS & LEGAL DESCRIPTION

MERRILL A. JONES & ASSOCIATES INC. ENGINEERS - ARCHITECTS GREENWOOD, INDIANA

SHEET 1 OF 1