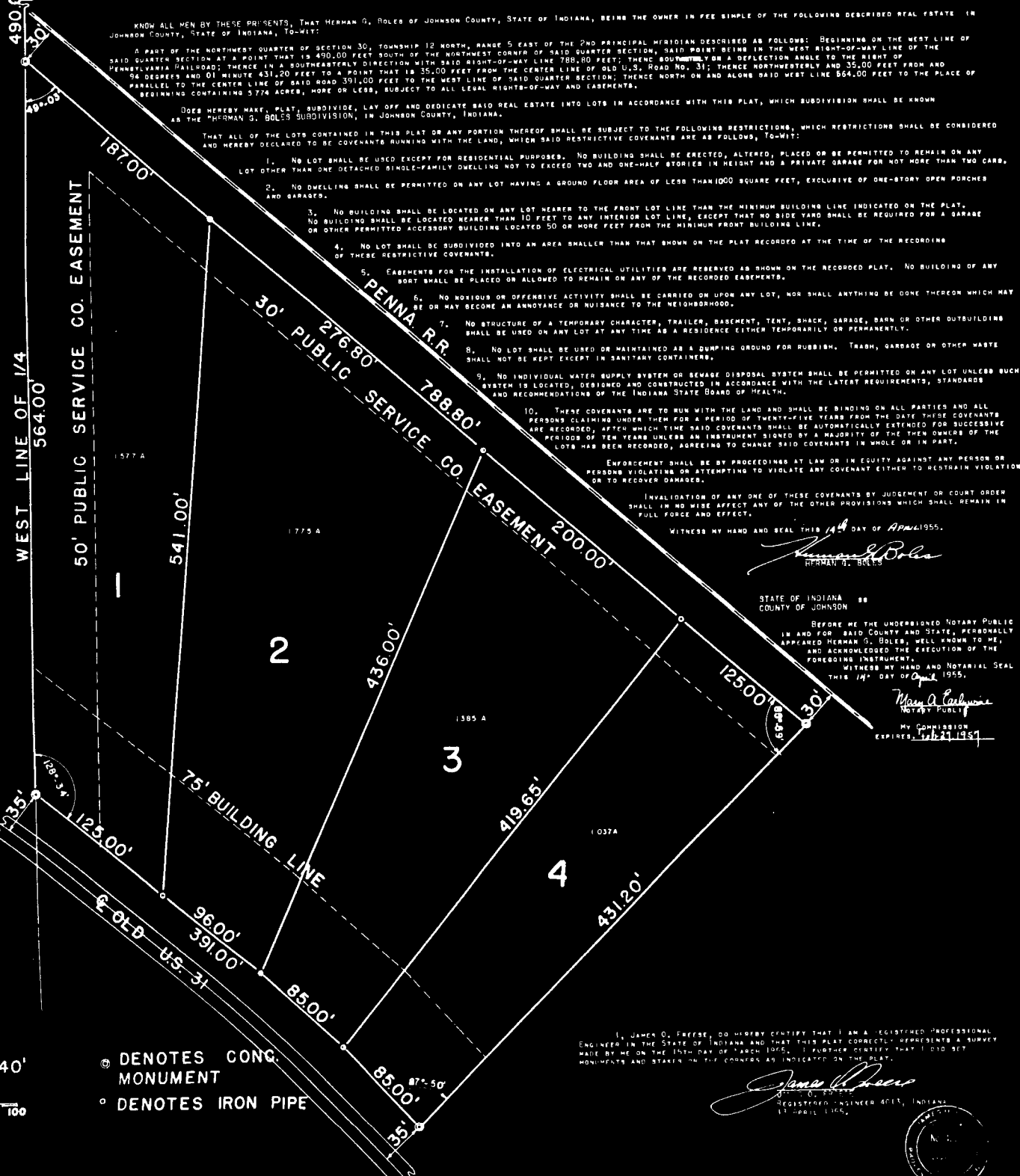


HERMAN G. BOLES SUBDIVISION

JOHNSON CO., INDIANA

N.W. CORNER OF
N.W. 1/4 OF 30-12-5



KNOW ALL MEN BY THESE PRESENTS, THAT HERMAN G. BOLES OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION AT A POINT THAT IS 490.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF THE SAID QUARTER SECTION AT A POINT THAT IS 490.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID RIGHT-OF-WAY LINE 788.80 FEET; THENCE SOUTHWESTERLY ON A DEFLECTION ANGLE TO THE RIGHT OF 94 DEGREES AND 01 MINUTE 431.20 FEET TO A POINT THAT IS 35.00 FEET FROM THE CENTER LINE OF OLD U.S. ROAD NO. 31; THENCE NORTHWESTERLY AND 35.00 FEET FROM AND PARALLEL TO THE CENTER LINE OF SAID ROAD 391.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ON AND ALONG SAID WEST LINE 564.00 FEET TO THE PLACE OF BEGINNING CONTAINING 5.774 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

DOES HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID REAL ESTATE INTO LOTS IN ACCORDANCE WITH THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS THE "HERMAN G. BOLES SUBDIVISION, IN JOHNSON COUNTY, INDIANA.

THAT ALL OF THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR BE PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING LINE INDICATED ON THE PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO ANY INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 50 OR MORE FEET FROM THE MINIMUM FRONT BUILDING LINE.
4. NO LOT SHALL BE SUBDIVIDED INTO AN AREA SMALLER THAN THAT SHOWN ON THE PLAT RECORDED AT THE TIME OF THE RECORDING OF THESE RESTRICTIVE COVENANTS.
5. EASEMENTS FOR THE INSTALLATION OF ELECTRICAL UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO BUILDING OF ANY SORT SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY OF THE RECORDED EASEMENTS.
6. 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.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
8. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS.
9. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.
10. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID 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 HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.

INVALIDATION 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.

WITNESS MY HAND AND SEAL THIS 14th DAY OF April 1955.

Herman G. Boles
HERMAN G. BOLES

STATE OF INDIANA ss
COUNTY OF JOHNSON

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED HERMAN G. BOLES, WELL KNOWN TO ME, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 14th DAY OF April 1955.

Mary A. Carls
MARY A. CARLS
NOTARY PUBLIC
MY COMMISSION EXPIRES Feb 27 1957

SCALE: 1" = 40'

0 20 40 60 80 100

⊙ DENOTES CONG. MONUMENT
○ DENOTES IRON PIPE

I, JAMES C. FREESE, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF INDIANA AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME ON THE 14th DAY OF MARCH 1955. I FURTHER CERTIFY THAT I DID SET MONUMENTS AND STAKES IN THE CORNERS AS INDICATED ON THE PLAT.

James C. Freese
REGISTERED ENGINEER 4213, INDIANA
13 APRIL 1954



FOR TAXATION THIS 18th DAY OF Apr 1955.

RECEIVED FOR RECORD THIS 17th DAY OF APRIL 1955 AT 10:40 AM, AND RECORDED ON PAGE NO. 17 OF PLAT BOOK NO. 4 AND SEVEN FILE NO.

Robert J. Burgett
ROBERT J. BURGETT
AUDITOR OF JOHNSON COUNTY, INDIANA

William H. ...
WILLIAM H. ...
RECORDED IN JOHNSON COUNTY, INDIANA

Harry E. ...
Philip E. ...

THIS PLAT WAS FILED FOR RECORD BY THE COUNTY CLERK OF JOHNSON COUNTY, INDIANA, ON THE 14th DAY OF APRIL 1955, AT 10:40 AM, AND RECORDED ON PAGE NO. 17 OF PLAT BOOK NO. 4 AND SEVEN FILE NO.

HERMAN G. BOLES SUBDIVISION

N.W. CORNER OF
N.W. 1/4 OF 30-12-5 JOHNSON CO., INDIANA

KNOW ALL MEN BY THESE PRESENTS, THAT HERMAN G. BOLES OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION AT A POINT THAT IS 490.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE IN A SOUTHEASTERLY DIRECTION WITH SAID RIGHT-OF-WAY LINE 788.80 FEET; THENCE SOUTHWESTERLY ON A DEFLECTION ANGLE TO THE RIGHT OF 94 DEGREES AND 01 MINUTE 431.20 FEET TO A POINT THAT IS 35.00 FEET FROM THE CENTER LINE OF OLD U.S. ROAD NO. 31; THENCE NORTHWESTERLY AND 35.00 FEET FROM AND PARALLEL TO THE CENTER LINE OF SAID ROAD 391.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ON AND ALONG SAID WEST LINE 564.00 FEET TO THE PLACE OF BEGINNING CONTAINING 5774 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

DOES HEREBY MAKE, LAY OFF AND DEDICATE SAID REAL ESTATE INTO LOTS IN ACCORDANCE WITH THIS PLAT, WHICH SUBDIVISION SHALL BE KNOWN AS THE HERMAN G. BOLES SUBDIVISION, IN JOHNSON COUNTY, INDIANA.

THAT ALL OF THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR BE PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS, AND GARAGES.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET, EXCLUSIVE OF ONE-STORY OPEN PORCHES.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING LINE INDICATED ON THE PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO ANY INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 50 OR MORE FEET FROM THE MINIMUM FRONT BUILDING LINE.
4. NO LOT SHALL BE SUBDIVIDED INTO AN AREA SMALLER THAN THAT SHOWN ON THE PLAT RECORDED AT THE TIME OF THE RECORDING OF THESE RESTRICTIVE COVENANTS.

EASEMENTS FOR THE INSTALLATION OF ELECTRICAL UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO BUILDING OF ANY SORT SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY OF THE RECORDED EASEMENTS.

6. 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.

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

8. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS.

9. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.

10. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS.

564.00'
NE OF 1/4

SERVICE CO. EASEMENT



30. PUBLIC SERVICE
276.80'
788.80'



N.W. CORNER OF
N.W. 1/4 OF 30-12-5
JOHNSON CO., INDIANA

KNOW ALL MEN BY THESE PRESENTS, THAT HERMAN G. BOLES OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 12 NORTH, RANGE 5 EAST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION AT A POINT THAT IS 490.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID POINT BEING IN THE WEST RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD; THENCE IN A SOUTHWESTLY DIRECTION WITH SAID RIGHT-OF-WAY LINE 788.80 FEET; THENCE SOUTHWESTLY ON A DEFLECTION ANGLE TO THE RIGHT OF 94 DEGREES AND 01 MINUTE 431.20 FEET TO A POINT THAT IS 35.00 FEET FROM THE CENTER LINE OF SAID QUARTER SECTION; THENCE NORTH ON AND ALONG SAID WEST LINE 564.00 FEET TO THE PLACE PARALLEL TO THE CENTER LINE OF SAID ROAD 391.00 FEET, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS; BEGINNING CONTAINING 5774 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS.

DOES HEREBY MAKE, LAY OFF AND DEDICATE SAID REAL ESTATE INTO LOTS IN ACCORDANCE WITH THIS PLAT, WHICH SUBDIVISION SHALL BE CONSIDERED AS THE HERMAN G. BOLES SUBDIVISION, IN JOHNSON COUNTY, INDIANA.

THAT ALL OF THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR BE PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN TWO CARS.
 2. NO DWELLING SHALL BE PERMITTED ON ANY LOT HAVING A GROUND FLOOR AREA OF LESS THAN 1000 SQUARE FEET, EXCLUSIVE OF ONE-STORY OPEN PORCHES AND GARAGES.
 3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE THAN THE MINIMUM BUILDING LINE INDICATED ON THE PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO ANY INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 50 OR MORE FEET FROM THE MINIMUM FRONT BUILDING LINE.
 4. NO LOT SHALL BE SUBDIVIDED INTO AN AREA SMALLER THAN THAT SHOWN ON THE PLAT RECORDED AT THE TIME OF THE RECORDING OF THESE RESTRICTIVE COVENANTS.
 5. EASEMENTS FOR THE INSTALLATION OF ELECTRICAL UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. NO BUILDING OF ANY SORT SHALL BE PLACED OR ALLOWED TO REMAIN ON ANY OF THE RECORDED EASEMENTS.
 6. 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.
 7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY.
 8. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS.
 9. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS LOCATED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.
 10. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID 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 HAS BEEN RECORDED, AGREETING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
- INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

WITNESS MY HAND AND SEAL THIS 14th DAY OF April 1955.

Herman G. Boles
HERMAN G. BOLES

WEST LINE OF 1/4
564.00'

50' PUBLIC SERVICE CO. EASEMENT

541.00'

30' PUBLIC SERVICE CO. EASEMENT

276.80'
788.80'
200.00'

1577A

1775A

490.00'

49-03'