BRADFORD PLACE

SECOND SECTION

ER TOWNSHIP, JOHNSON COUNTY, II

DRAINAGE COVENANT PER JOHNSON COUNTY MASTER PLAN DRAINAGE COVENANT PER JOHNSON COUNTY MASTER PLAN
DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE
RIGHT-OF-WAY, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR
OTHERWISE CHANGED WITHOUT THE URITTEN PERMISSION OF THE JOHNSON
COUNTY DRAINAGE BOARD. PROPERTY OWNERS MUST MAINTAIN THESE SWALES
AS SODDED GRASSWAYS OR OTHER MON-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 MY BE CONSTRUCTED OVER THESE SWALES OR BY SUCH WATER. DRIVEWAYS MY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE JOHNSON 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 CIVEN TO DAYS HOMES BY COMMENTAL BY HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE CIVEN TO DAYS HOMES BY COMMENTAL BY HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE CIVEN TO DAYS HOMES BY COMMENTAL BY THE 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 STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "LANDSCAPING THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "LANDSCAPING EASEMENT" ARE RESERVED FOR THE PLACEMENT OF COMMUNITY BASED LANDSCAPING MOUNDS, TREES, SHRUBBERY AND OTHER GROUND SURFACE TYPE OF IMPROVEMENTS; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. WITHIN THIS EASEMENT, NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE PLANTING, MOUNDS OR OTHER LANDSCAPING IMPROVEMENTS IN THE EASEMENT. THE MOUNDS OR OTHER LANDSCAPING IMPROVEMENTS IN THE EASEMENT. 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 SEPARATE AUTHORITY IS RESPONSIBLE.

WHERE THE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12" (INCHES) ABOVE 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 PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW, THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE CONTENTS SHALL BE LIFTED AND DISCHARGED INTO THE BUILDING GRAJITY DRAINAGE SYSTEM A LINIAUM OF 12" (INCHES) ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

WITNESS MY HAND AND SEAL THIS 27 DAY OF NOVEMBER, 1995.

BRADFORD DEVELOPMENT, CORP.
DENNIS E. COPERNHAVER, PRESIDENT

STATE OF INDIANA) 88:

COUNTY OF JOHNSON)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED DENNIS E. COPENHAVER, PRESIDENT OF BRADFORD DEVELOPMENT CORPORATION AND SEPARATELY AND SEVERALLY ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT. AND DEED, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS 27 DAY OF NOTICE 199 5.

COUNTY OF RESIDENCE:

MY COMMISSION EXPIRES:

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

AT A RAILROAD SPIKE FOUND AND MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (PREVIOUS DEED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 1888.92 FEET TO A PK NAIL SET AND MARKING THE NORTHWEST CORNER OF BRADFORD PLACE, SECTION ONE, RECORDED IN PLAT BOOK , PAGE TOTAL IN THE RECORDS OF THE RECORDER OF JOHNSON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION AND ALONG THE NORTH LINE OF LAST SAID BRADFORD PLACE, SECTION ONE 1198.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 643.95 FEET TO A CAPPED REBAR SET; THENCE SOUTH 00 DEGREE 00 MINUTES 00 SECONDS EAST 944.46 FEET TO A CAPPED REBAR SET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 955.94 FEET TO THE SOUTHEASTERLY CORNER OF BRADFORD PLACE, SECTION ONE, THE NEXT TWELVE (12) COURSES FOLLOW THE EASTERLY BOUNDARY OF SAID THENCE NORTH OO DEGREES OO MINUTES CORNER OF SAID QUARTER SECTION; THE NEXT TWELVE (12) COURSES FOLLOW THE EASTERLY BOUNDARY OF SAID BRADFORD PLACE, SECTION ONE;

- THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET;
- THENCE NORTH 42 DEGREES 44 MINUTES 01 SECONDS EAST 67.94 FEET; THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET; 3) THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 199.00 41
- FEET:
- THENCE NORTH 73 DEGREES 34 MINUTES 57 SECONDS WEST 87.00 FEET; THENCE NORTH 57 DEGREES 04 MINUTES 52 SECONDS WEST 240.51 5)
- FEET; THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 220.41
- FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 419.00 8) FEET;
- THENCE SOUTH 48 DEGREES 00 MINUTES 51 SECONDS EAST 43.60 FEET; 9) THENCE NORTH 44 DEGREES 45 MINUTES 39 JEJONDS EAST 131.09 FEET:
- THENCE NORTH 10 DEGREES 36 MINUTES 54 SECONDS EAST 57.72 FEET;
 THENCE NORTH 37 DEGREES 01 MINUTE 05 SECONDS EAST 211.41 FEET
 THE POINT OF BEGINNING, CONTAINING 22.204 ACRES, MORE OR LESS, 111 12) SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS SIXTY-FOUR (64) LOTS NUMBERED NINE (9) THROUGH FIFTY-TWO (52) (INCLUSIVE) AND LOTS NUMBERED SEVENTY-NINE (79) (INCLUSIVE) THROUGH NINETY-EIGHT (98) (INCLUSIVE) TOGETHER WITH 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 THE 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

DAY OF NOYEMBER

, 199,5.

ROBERT Ē. ETTER

REGISTERED LAND SURVEYOR NO. S0219

STATE OF INDIANA

WE, THE UNDERSIGNED, BRADFORD PLACE DEVELOPMENT, CORP. 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 "BRADFORD PLACE, SECOND SECTION", WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL RIGHTS-OF-WAY, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HERETOFORE DEDICATED TO THE PUBLIC, BUT NOT INCLUDING THE WETLAND COMMON AREA.

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 MAFKED "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) ARE RESERVED FOR THE "DRAINAGE AND UTILITY EASEMENT" (D. & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITALY SEWER 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 OR UTILITY FOR WHICH PUBLIC AUTHORITY IMPROVEMENTS RESPONSIBLE.

THE AREA SHOWN ON THIS PLAT AND MARKED COMMON AREA ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITARY SEWER FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES.

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