

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:

COMMENCING 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 C, PAGE 702 A & B 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 BRADFORD PLACE, SECTION ONE;

- 1) THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET;
- 2) THENCE NORTH 42 DEGREES 44 MINUTES 01 SECONDS EAST 67.94 FEET;
- 3) THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET;
- 4) THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 199.00 FEET;
- 5) THENCE NORTH 73 DEGREES 34 MINUTES 57 SECONDS WEST 87.00 FEET;
- 6) THENCE NORTH 57 DEGREES 04 MINUTES 52 SECONDS WEST 240.51 FEET;
- 7) THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 220.41 FEET;
- 8) THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 419.00 FEET;
- 9) THENCE SOUTH 48 DEGREES 00 MINUTES 51 SECONDS EAST 43.60 FEET;
- 10) THENCE NORTH 44 DEGREES 45 MINUTES 39 SECONDS EAST 131.09 FEET;
- 11) THENCE NORTH 10 DEGREES 36 MINUTES 54 SECONDS EAST 57.72 FEET;
- 12) THENCE NORTH 37 DEGREES 01 MINUTE 05 SECONDS EAST 211.41 FEET TO THE POINT OF BEGINNING, CONTAINING 22.204 ACRES, MORE OR LESS, 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 16th DAY OF NOVEMBER, 1995.


ROBERT E. ETTER
REGISTERED LAND SURVEYOR NO. S0219
STATE OF INDIANA



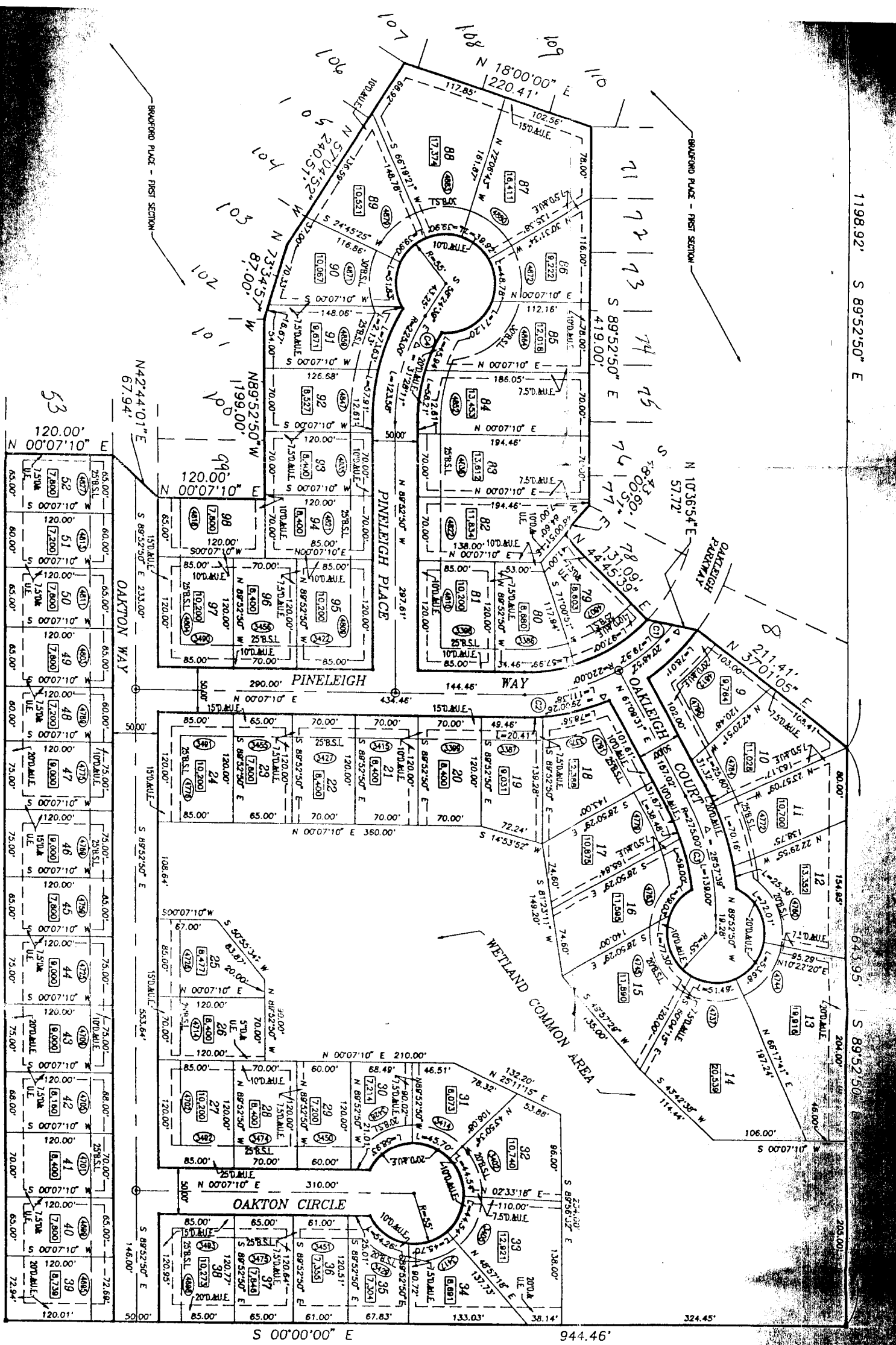
WE, THE UNDERSIGNED, BRADFORD PLACE DEVELOPOMENT, CORP. OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

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 MARKED "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 SANITARY 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 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.

GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.



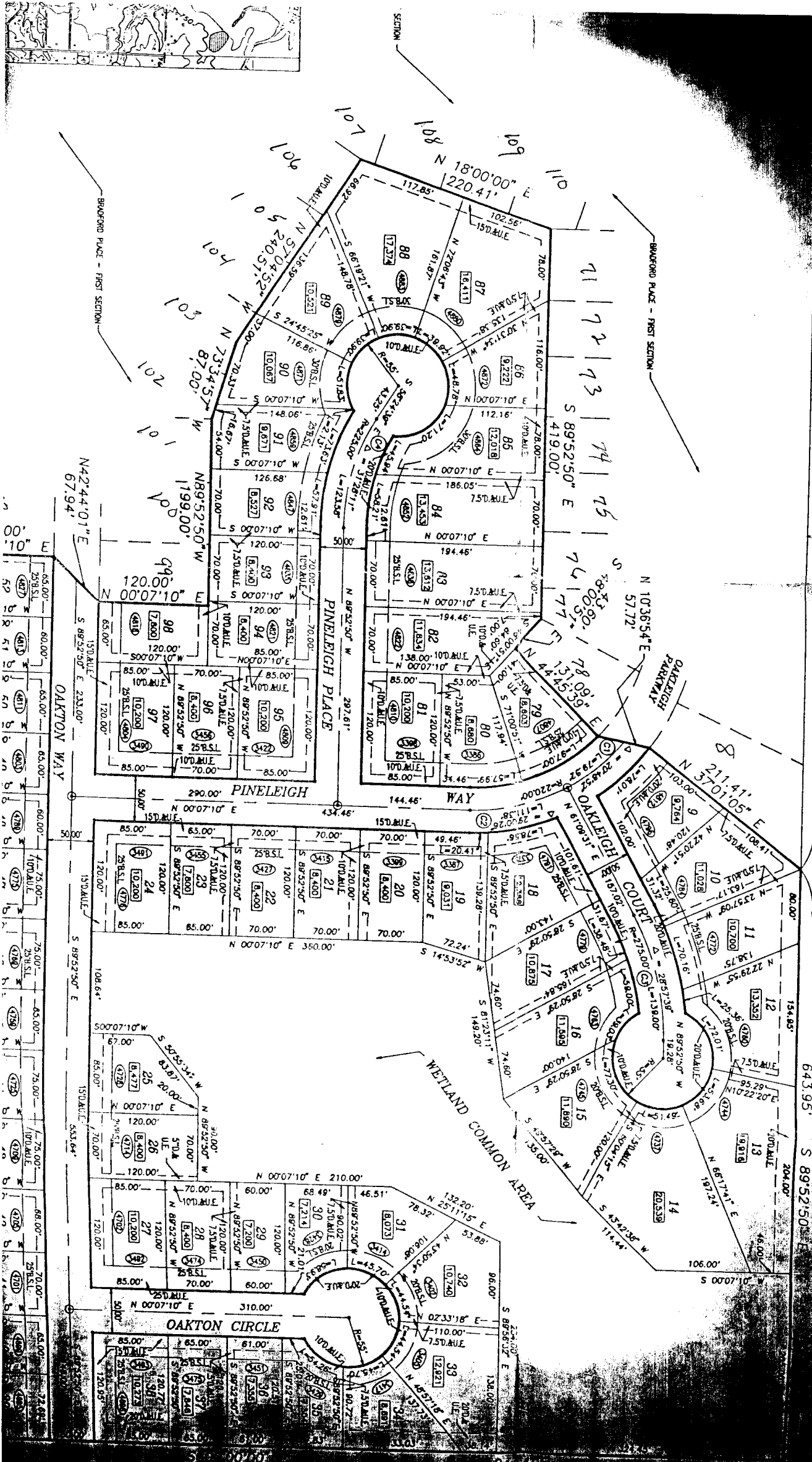
1198.92' S 89°52'50" E

643.95' S 89°52'50" E

205.00' S 00°00'00" E

S 00°00'00" E 944.46'

N 89°52'50" W 955.94'



1198.92' S 89°52'50" E

643.95' S 89°52'50" E

THE PLAN OF THIS SUBDIVISION, BY THE HOWEY ACT, IS SUBJECT TO THE FOLLOWING CONDITIONS: THE COSTS OF PREPARED AND EXPENSES OF SLIGHT MAINTENANCE AND REPAIRS OF ALL INTERESTS OPEN TO THE PUBLIC SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE UNIMPROVED LOTS IN THIS SUBDIVISION. THE COSTS SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.