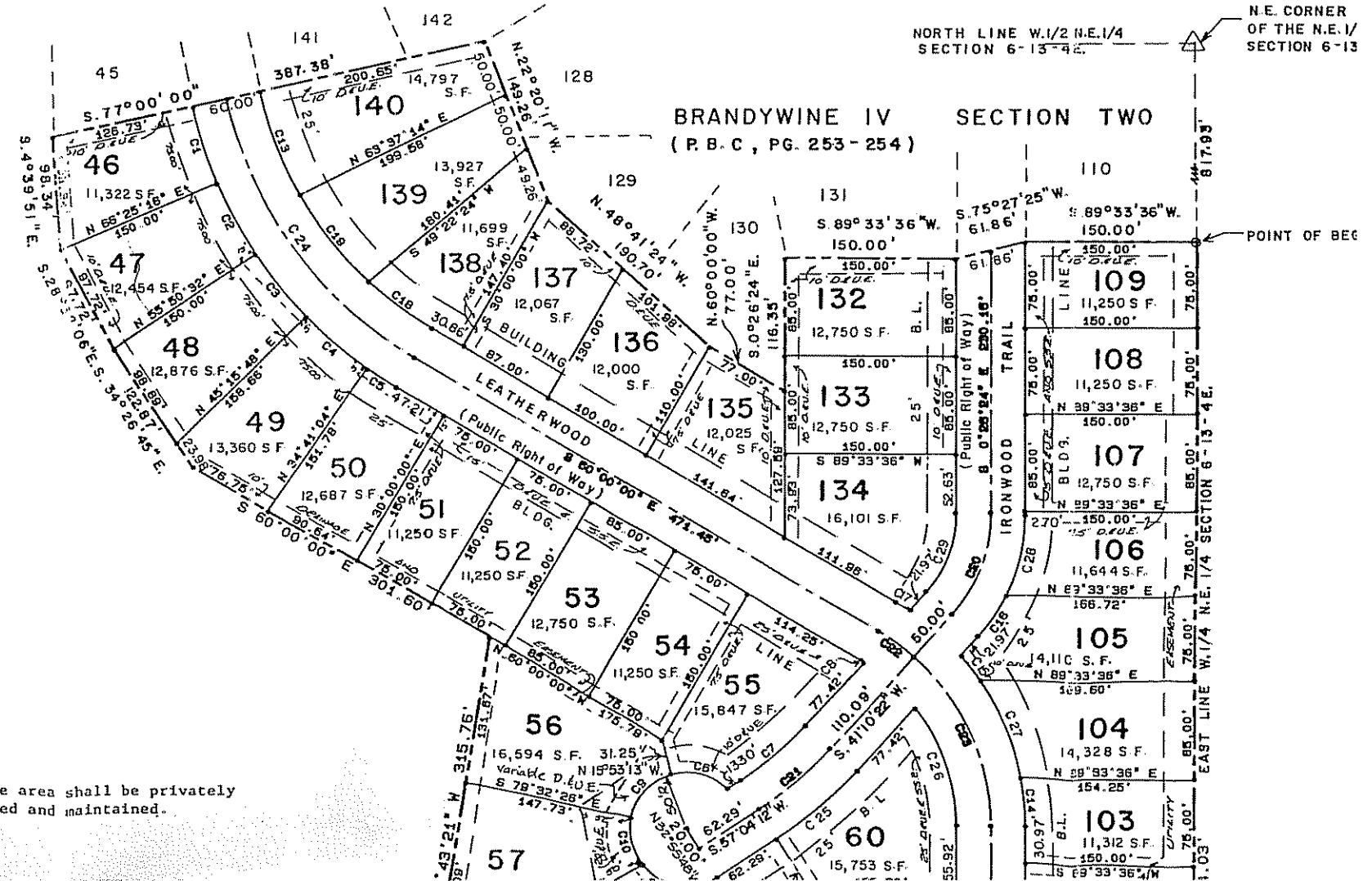


BRANDYWINE IV

SECTION THREE

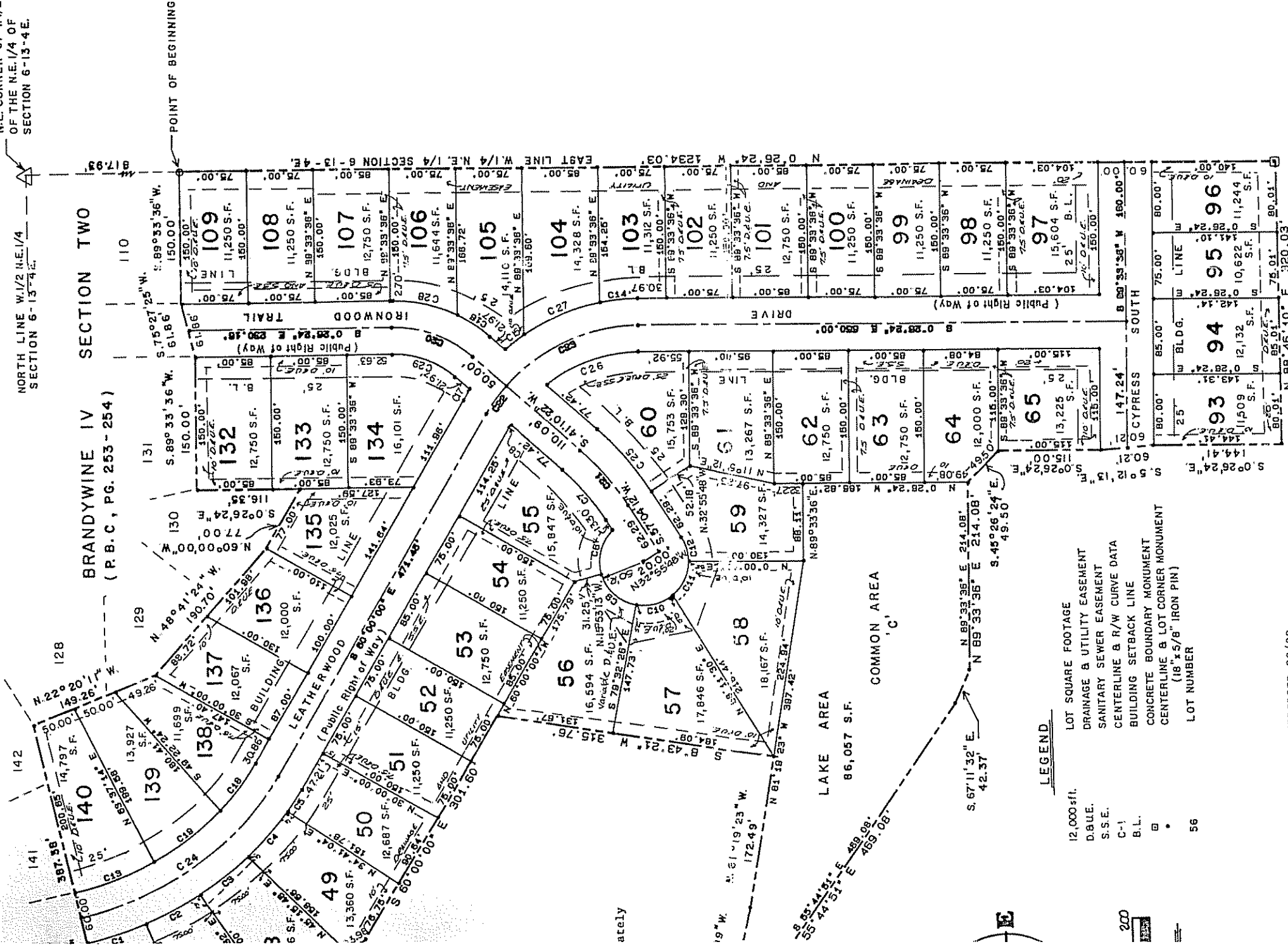
GREENWOOD, INDIANA



GREENWOOD, INDIANA

SHEET

N.E. CORNER OF W/2
OF THE N.E. 1/4 OF
SECTION 6-13-4E.



SECTION TWO
BRANDYWINE IV
(P.B.C, PG. 253-254)

LEGEND

- 12,000 sft. LOT SQUARE FOOTAGE
- D.B.U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- C-1 CENTERLINE & R/W CURVE DATA
- B.L. BUILDING SETBACK LINE
- CONCRETE BOUNDARY MONUMENT
- CENTERLINE & LOT CORNER MONUMENT (18" x 5/8" IRON PIN)
- 56 LOT NUMBER

LOTS ARE COVERED UNDER THE EXERCISED 20/20
,48,49,51,52,54,93,95,96,98,99,100,102,103,
,99,138.

CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	70.16	10°34'44"	380.00	70.06	N 18°17'22" W	35.18
C2	70.16	10°34'44"	380.00	70.06	N 28°52'06" W	35.18
C3	70.16	10°34'44"	380.00	70.06	N 39°28'50" W	35.18

FILE IV

REFERENCE

INDIANA

Entered for taxation this 14th day of November, 1988.

Betty E. Stringer
Betty E. Stringer
Johnson County Auditor

1. THE UNDERSIGNED, RICHARD L. TICEN, PRESIDENT OF BRANDYWINE BUILDERS, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT. 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS FOLLOWS:

1. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BRANDYWINE IV, SECTION THREE" IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

2. THE STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE CITY OF GREENWOOD.

3. ANY FIELD TILE OR UNDERGROUND DRAINAGE WHICH IS ENCOUNTERED IN CONSTRUCTION OR 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.

4. 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 GREENWOOD BOARD OF WORKS AND SAFETY. PROPERTY OWNERS MUST MAINTAINED 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 OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE BOARD OF PUBLIC WORKS AND SAFETY.

5. ANY PROPERTY OWNER ALTERING, CHANGING, DAMAGING, OR FAILING TO MAINTAIN 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 BOARD OF PUBLIC WORKS AND SAFETY WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.

6. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN HIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

7. 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 "BRANDYWINE IV SUBDIVISION" AS RECORDED IN MISC. RECORD 059, PAGE 528 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, AND SHALL RUN WITH THE LAND.

8. COMMON AREA "C" SHALL BE RESERVED FOR THE USE BY THE HOMEOWNERS OF "BRANDYWINE IV SUBDIVISION". THE USE OF THIS PROPERTY SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS OF THE BEE-FOUR ASSOCIATION, INC., (THE HOMEOWNERS ASSOCIATION) AN INDIANA NOT-FOR-PROFIT CORPORATION. AS RECORDED IN MISC. RECORD BOOK 060, PAGE 143 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.