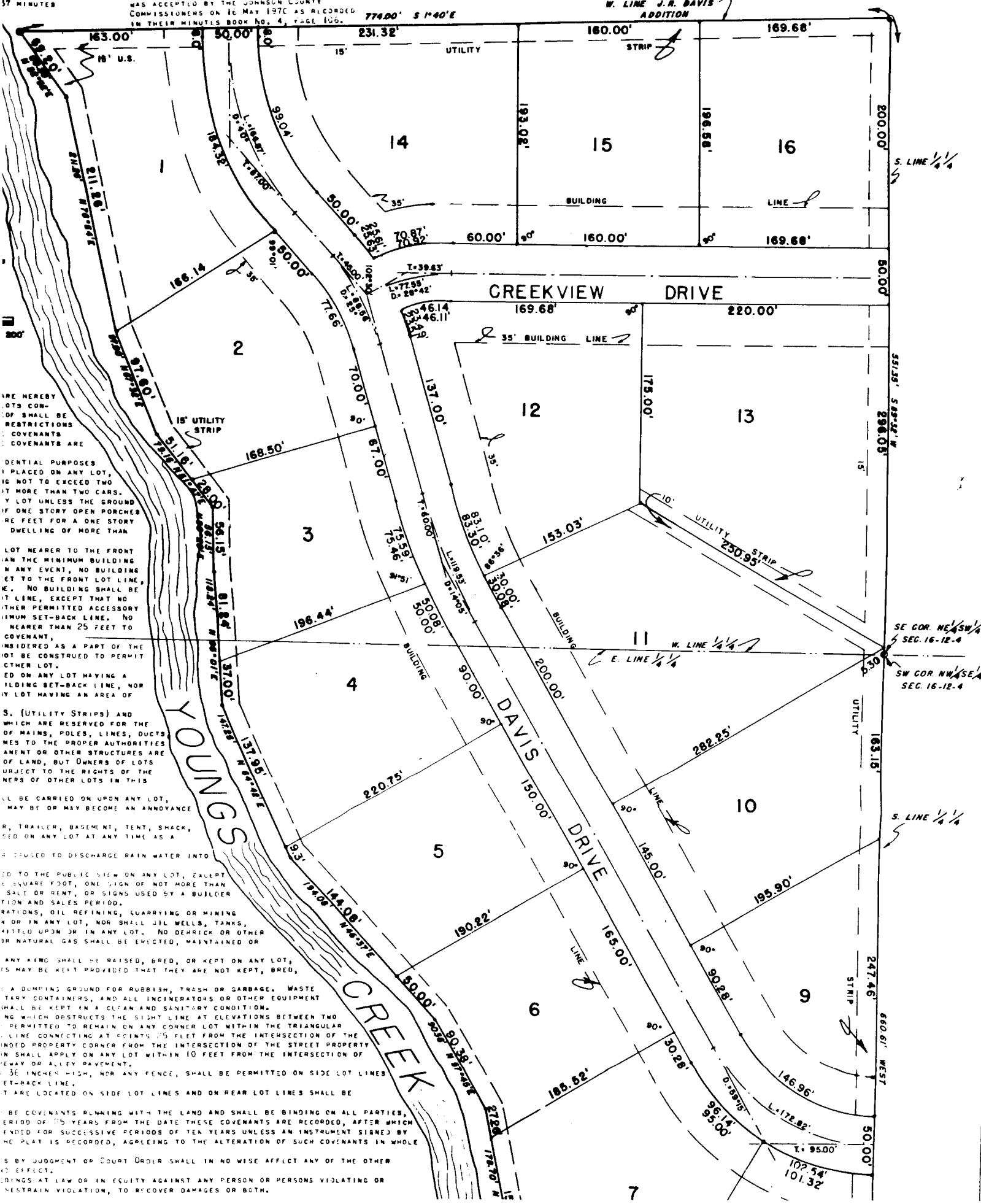


ORIGINATED
 WING
 DIANA,
 OUTWENT
 OF THE
 1ST 12
 MERIDIAN,
 1ST 10 NORTH-
 18 SECTION;
 1ST QUARTER
 35 MINUTES
 8 MINUTES
 MINUTES
 MINUTES
 15 MINUTES
 37 MINUTES

BROOKSIDE — SOUTH

FRANKLIN TOWNSHIP JOHNSON COUNTY, INDIANA

NOTE: DAVIS DRIVE, CONNECTING AT THIS POINT,
 WAS ACCEPTED BY THE JOHNSON COUNTY
 COMMISSIONERS ON 16 MAY 1970 AS RECORDED
 IN THEIR MINUTES BOOK NO. 4, PAGE 169.



WE HEREBY
 STATE THAT
 THE COVENANTS
 PLACED ON ANY LOT,
 SHALL NOT EXCEED TWO
 CARS.
 UNLESS THE GROUND
 IS ONE STORY OPEN PORCHES
 FEET FOR A ONE STORY
 DWELLING OF MORE THAN

LOT NEARER TO THE FRONT
 THAN THE MINIMUM BUILDING
 LINE IN ANY EVENT, NO BUILDING
 SET TO THE FRONT LOT LINE,
 E. NO BUILDING SHALL BE
 SET LINE, EXCEPT THAT NO
 OTHER PERMITTED ACCESSORY
 STRUCTURE SET-BACK LINE. NO
 SET NEARER THAN 25 FEET TO
 COVENANT.

CONSIDERED AS A PART OF THE
 LOT BE CONSTRUED TO PERMIT
 OTHER LOT.
 SET ON ANY LOT HAVING A
 SET-BACK LINE, NOR
 ANY LOT HAVING AN AREA OF

5. (UTILITY STRIPS) AND
 WHICH ARE RESERVED FOR THE
 OF MAINS, POLES, LINES, DUCTS
 TO THE PROPER AUTHORITIES
 OR OTHER STRUCTURES ARE
 OF LAND, BUT OWNERS OF LOTS
 SUBJECT TO THE RIGHTS OF THE
 OWNERS OF OTHER LOTS IN THIS

6. ALL BE CARRIED ON UPON ANY LOT,
 MAY BE OR MAY BECOME AN ANNOYANCE

7. NO TRAILER, BASEMENT, TENT, SHACK,
 SET ON ANY LOT AT ANY TIME AS A

8. NOT TO DISCHARGE RAIN WATER INTO

9. NOT TO THE PUBLIC VIEW ON ANY LOT, EXCEPT
 100 SQUARE FOOT, ONE SIGN OF NOT MORE THAN
 100 SQUARE FEET, OR SIGNS USED BY A BUILDER
 DURING SALE PERIOD.

10. NO EXCAVATIONS, OIL REFINING, QUARRYING OR MINING
 OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS,
 OR OTHER STRUCTURES BE ERRECTED, MAINTAINED OR

11. NO FENCE SHALL BE RAISED, BRED, OR KEPT ON ANY LOT,
 UNLESS THEY ARE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED,
 OR MAINTAINED

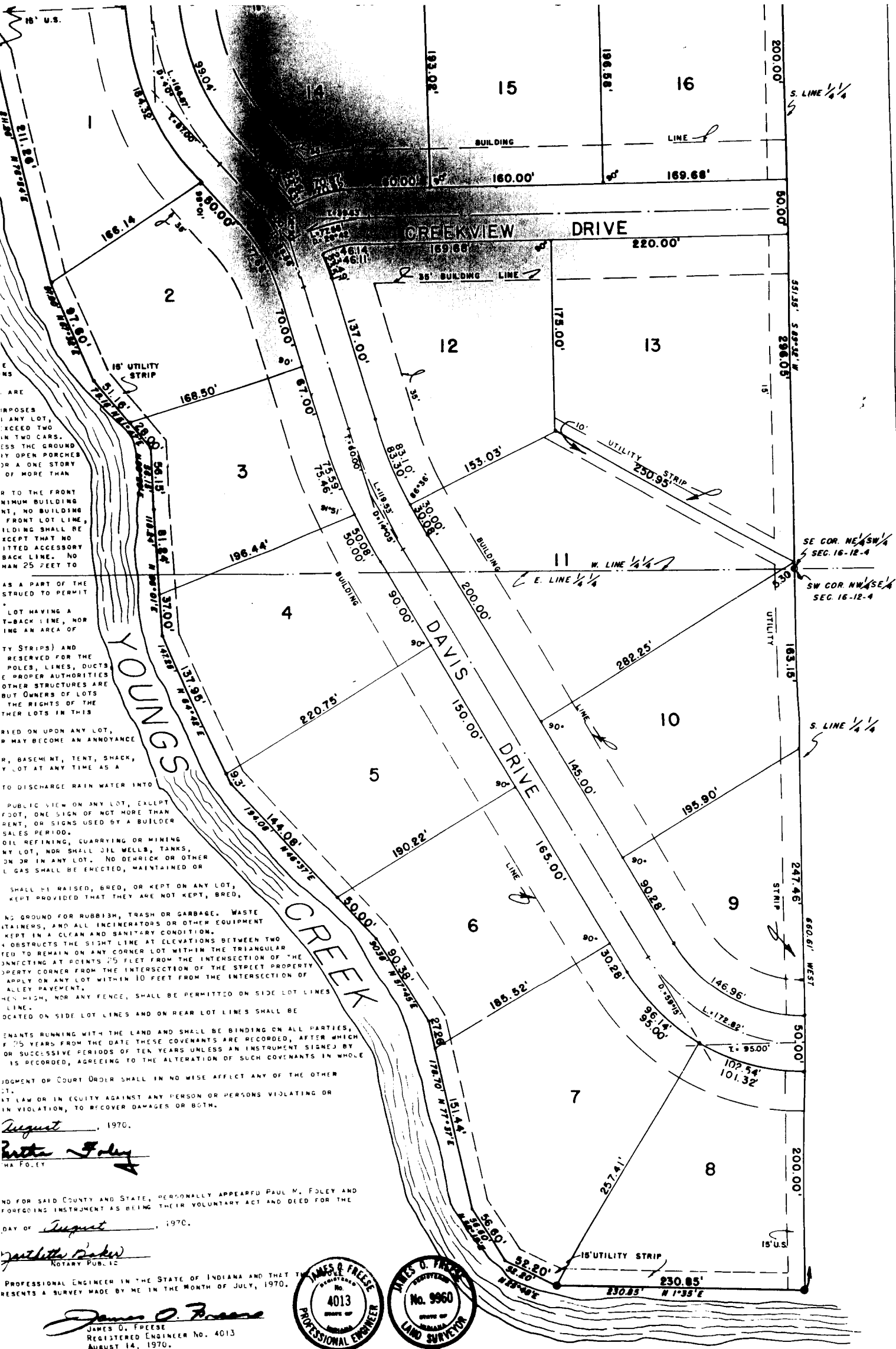
12. NO DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE
 CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT
 SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
 NO STRUCTURE WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO
 FEET PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR
 AREA FORMED BY A LINE CONNECTING AT POINTS 25 FEET FROM THE INTERSECTION OF THE
 INTERSECTING PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY
 IN SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF
 STREET OR ALLEY PAVEMENT.

13. NO FENCE 36 INCHES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES
 OR SET-BACK LINE.
 14. ALL SIGNS LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE

15. ALL COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES,
 FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH
 PERIOD FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY
 THE PARTY IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE
 OR IN PART.

16. ALL COVENANTS BY JUDGMENT OF COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER
 COVENANTS.

17. ALL COVENANTS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR
 RESTRAINING VIOLATION, TO RECOVER DAMAGES OR BOTH.



IMPOSES
 ANY LOT,
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 IN TWO CARS.
 LESS THE GROUND
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 OR A ONE STORY
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 MINIMUM BUILDING
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 RESERVED FOR THE
 POLES, LINES, DUCTS
 E PROPER AUTHORITIES
 OTHER STRUCTURES ARE
 BUT OWNERS OF LOTS
 THE RIGHTS OF THE
 OTHER LOTS IN THIS

RIED ON UPON ANY LOT,
 P MAY BECOME AN ANNOYANCE
 R, BASEMENT, TENT, SHACK,
 Y LOT AT ANY TIME AS A

TO DISCHARGE RAIN WATER INTO
 PUBLIC VIEW ON ANY LOT, EXCEPT
 FOOT, ONE SIGN OF NOT MORE THAN
 RENT, OR SIGNS USED BY A BUILDER
 SALES PERIOD.

OIL REFINING, QUARRYING OR MINING
 NY LOT, NOR SHALL OIL WELLS, TANKS,
 OR IN ANY LOT. NO DERRICK OR OTHER
 L GAS SHALL BE ERRECTED, MAINTAINED OR

SHALL BE RAISED, BRED, OR KEPT ON ANY LOT,
 KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED,
 NO GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE
 CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT
 KEPT IN A CLEAN AND SANITARY CONDITION.

NO OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO
 FEET TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR
 INTERSECTING AT POINTS 25 FEET FROM THE INTERSECTION OF THE
 PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY
 APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF
 ALLEY PAVEMENT.

FENCES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES
 LINE.
 LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE

COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES,
 FROM 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH
 OR SUCCESSIVE PERIODS OF TEN YEARS UNLESS AN INSTRUMENT SIGNED BY
 IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE

JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER
 COVENANTS.
 IN LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR
 IN VIOLATION, TO RECOVER DAMAGES OR BOTH.

August 14, 1970.
 Paul M. Foley
 PAUL M. FOLEY

NOTARY PUBLIC
 James O. Freese
 JAMES O. FEESE
 REGISTERED ENGINEER No. 4013
 AUGUST 14, 1970.

ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA
 SENATORS OF THE COUNTY OF JOHNSON, STATE OF INDIANA, THIS PLAT
 FOLLOWS:
 August 14, 1970.



DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, WHICH ADDITION SHALL BE KNOWN AS "BROOKSIDE SOUTH", IN FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA.



● CONCRETE MONUMENT
 ○ IRON PIN

THAT THE STREETS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE ABOVE 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 AND NO BUILDING SHALL BE ERRECTED, 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 TWO 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 GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING NOR LESS THAN 1000 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 SET-BACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 35 FEET TO THE FRONT LOT LINE, OR NEARER THAN 35 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 15 FEET TO AN INTERIOR LOT LINE, EXCEPT THAT NO SIDE YARD SHALL BE REQUIRED FOR A GARAGE OR OTHER PERMITTED ACCESSORY BUILDING LOCATED 35 FEET OR MORE FROM THE MINIMUM SET-BACK LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSES OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCRGACH UPON ANCTHER LOT.
4. NO DWELLING SHALL BE ERRECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 120 FEET AT THE MINIMUM BUILDING SET-BACK LINE, NOR SHALL ANY DWELLING BE ERRECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 25,000 SQUARE FEET.
5. THERE ARE STRIPS OF GROUND MARKED U.S. (UTILITY STRIPS) AND MARKED U.&D.S. (UTILITY AND DRAINAGE STRIPS) WHICH ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, LINES, DUCTS AND WIRED AND FOR DRAINAGE, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE UPON ANY LOT 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 OUT-BUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.
9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR 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.
10. 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 ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT.
11. 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.
12. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE MATTER OR 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.
13. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS 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 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 OR ALLEY PAVEMENT.
14. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH, NOR ANY FENCE, SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINES AND THE BUILDING SET-BACK LINE.
15. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE LOCATED ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PART AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER TIME SUCH 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 IN THE PLAT IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN CP IN PART.

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.

THESE COVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES OR BOTH.

WITNESS OUR HANDS AND SEALS THIS 18 DAY OF August, 1970.

Paul M. Foley
 PAUL M. FOLEY

Bertha Foley
 BERTHA FOLEY

STATE OF INDIANA)
 COUNTY OF JOHNSON) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PAUL M. FOLEY BERTHA FOLEY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS BEING THEIR VOLUNTARY ACT AND DEED FOR PURPOSE CONTAINED HEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18 DAY OF August, 1970.

My Commission Expires:
July 28, 1972

Marthella Baker
 NOTARY PUBLIC

I, JAMES O. FREESE, CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF INDIANA AND THAT THIS PLAT WAS MADE UNDER MY DIRECTION AND CORRECTLY REPRESENTS A SURVEY MADE BY ME IN THE MONTH OF JULY, 1970.

