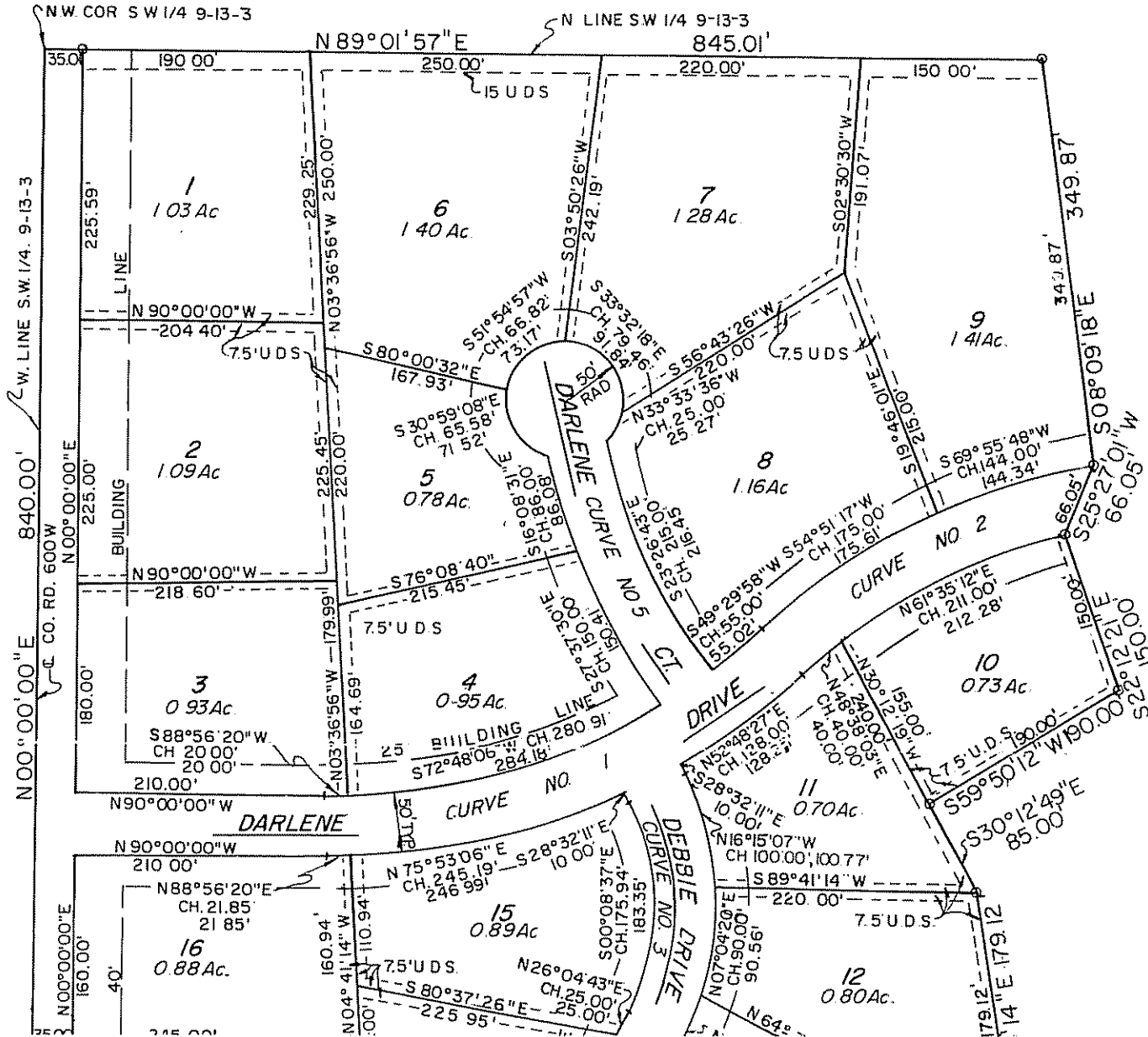


CLEARVIEW HEIGHTS

FIRST SECTION

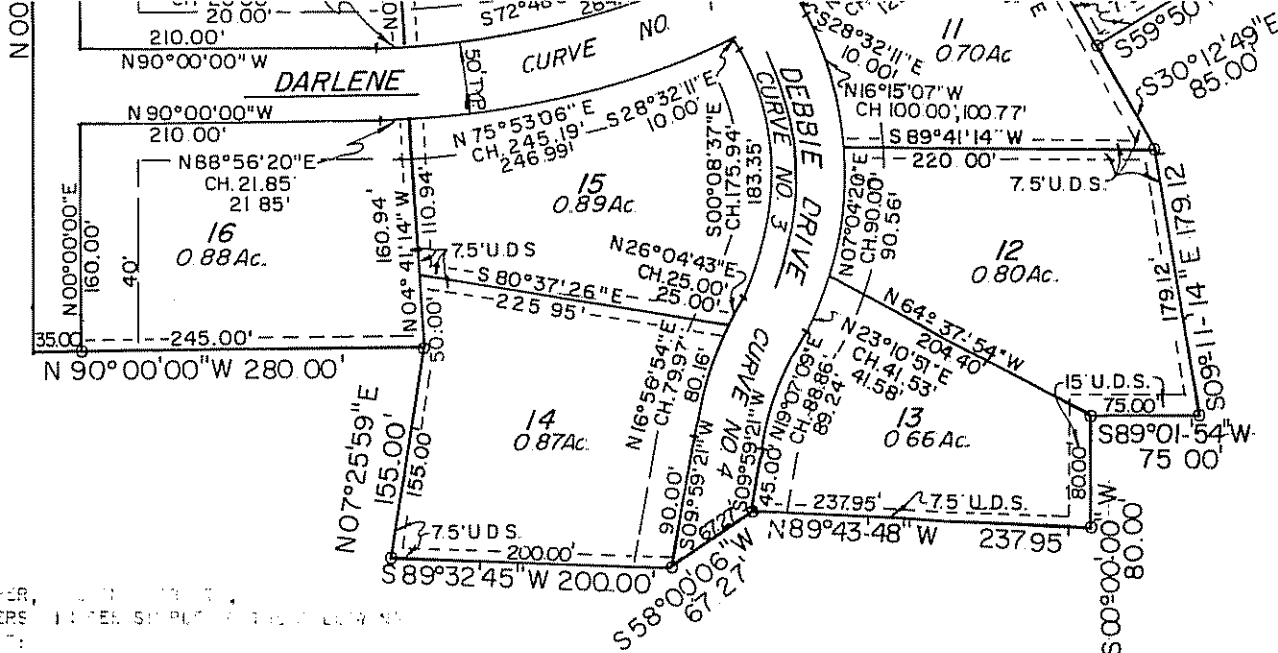
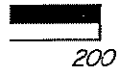
near SMITH VALLEY, INDIANA



CURVE		DATA	
NO.	LOCATION	DELTA	RADIUS
1	INSIDE	43°25'11"	540.00'
	OUTSIDE		590.00'
2	INSIDE	45°01'32"	558.00'
	OUTSIDE		608.00'
3	INSIDE	56°47'10"	185.00'
	OUTSIDE		235.00'
4	INSIDE	18°15'37"	280.00'
	OUTSIDE		330.00'
5	INSIDE	22°57'56"	540.00'
	OUTSIDE		590.00'

NOTES:

- 1 CH - DENOTES CHORD
- 2 UDS - DENOTES UTILITY & DRAIN
- 3 Ⓞ - DENOTES CONCRETE MONUM



- NOTES:
- 1 CH - DENOTES CHORD
 - 2 UDS - DENOTES UTILITY & DRAINAGE STRIP
 - 3 ♂ - DENOTES CONCRETE MONUMENT

CHARLES J. TRUDGNER, et al.,
 ALL BEING THE OWNERS OF THE SEVERAL
 TOWNSHIP 13 NORTH, RANGE 3 EAST

TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN.

THE SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 01 MINUTES 57 SECONDS
 THE SAID QUARTER SECTION 845.01 FEET; THENCE SOUTH 08 DEGREES 09 MINUTES 18 SECONDS EAST
 27 MINUTES 01 SECONDS WEST 66.05 FEET; THENCE SOUTH 22 DEGREES 12 MINUTES 21 SECONDS
 WEST 50 MINUTES 12 SECONDS WEST 190.00 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES
 09 DEGREES 17 MINUTES 14 SECONDS EAST 179.12 FEET; THENCE SOUTH 89 DEGREES
 37.94 FEET; THENCE SOUTH 56 DEGREES 00 MINUTES 06 SECONDS WEST 80.00 FEET; THENCE NORTH 89
 SECONDS WEST 200.00 FEET; THENCE NORTH 07 DEGREES 25 MINUTES 59 SECONDS EAST
 00 MINUTES 00 SECONDS WEST TO THE WEST LINE OF THE SAID QUARTER SECTION 280.00
 FEET 00 SECONDS EAST ON AND ALONG THE SAID WEST LINE 840.00 FEET TO THE PLACE OF
 ONE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE
 ON SHALL BE KNOWN AS CLEARVIEW HEIGHTS, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA.

ACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THE
 LL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, WHICH RESTRICTIONS SHALL BE CONSIDERED AND
 NG WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS, TO-WIT:

RESIDENTIAL PURPOSES, NO BUILDING SHALL BE ERRECTED, ALTERED OR PLACED OR PERMITTED ON
 AMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF (1½) STORIES IN HEIGHT AND AN ATTACHED
) CARS. DETACHED BUILDINGS OR DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED ON

PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A
 E STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY
 ARMONY OF EXTERIAL DESIGN WITH EXISTING STRUCTURES AND AS TO LOCATION WITH RESPECT
 ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER
 BUILDING SETBACK LINE UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED

ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY
 BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 900
 GRE THAN ONE STORY.

17. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BRED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
18. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE, OTHER THAN IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF RUBBISH SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
19. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 FEET AND 4 FEET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET LINES AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN ANY OTHER CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY OR ALLEY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE TREE IS OF SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
20. THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS WHO MAY ACQUIRE AN INTEREST IN THE LAND FOR A PERIOD OF 25 YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE THEM IN WHOLE OR IN PART.
21. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT THE VALIDITY OF THE OTHERS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.
22. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL MAINTAIN THE SAME IN ACCORDANCE WITH THE DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY CHARLES J. TRUDGNER, BELSON MA
 AND DAVID R. NEWELL THIS _____ DAY OF _____, 1974.

Charles J. Trudgner
 CHARLES J. TRUDGNER

David R. Newell
 DAVID R. NEWELL

NELSON

KNOW ALL MEN OF THESE PREMISES: THAT THE LAND BOUNDER, JOHN W. GARDNER, JR., KENNETH C. THURMONT AND DAVID P. NEWELL, BEING THE OWNERS, DO HEREBY OFFER AND DESCRIBE REAL ESTATE IN JOHNSON COUNTY, INDIANA, THE FOLLOWING:

89°32'45" W 200.00'
S 89°00'00" E 179.12'

PART OF THE SEVENTH QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 01 MINUTES 57 SECONDS EAST 60.00 FEET ALONG THE NORTH LINE OF THE SAID QUARTER SECTION; 645.01 FEET; THENCE SOUTH 08 DEGREES 09 MINUTES 16 SECONDS EAST 349.77 FEET; THENCE SOUTH 05 DEGREES 27 MINUTES 01 SECONDS WEST 66.05 FEET; THENCE SOUTH 22 DEGREES 12 MINUTES 21 SECONDS EAST 179.12 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 12 SECONDS WEST 190.00 FEET; THENCE SOUTH 30 DEGREES 12 MINUTES 42 SECONDS EAST 179.12 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 57 SECONDS WEST 179.12 FEET; THENCE SOUTH 08 DEGREES 09 MINUTES 16 SECONDS WEST 80.00 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 57 SECONDS EAST 239.94 FEET; THENCE SOUTH 58 DEGREES 00 MINUTES 06 SECONDS WEST 67.27 FEET; THENCE SOUTH 43 DEGREES 45 MINUTES 45 SECONDS WEST 200.00 FEET; THENCE NORTH 07 DEGREES 25 MINUTES 59 SECONDS EAST 179.12 FEET; THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS WEST 200.00 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 59 SECONDS EAST 179.12 FEET; THENCE NORTH 40 DEGREES 00 MINUTES 00 SECONDS WEST TO THE WEST LINE OF THE SAID QUARTER SECTION 280.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON AND ALONG THE SAID WEST LINE 840.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 18.135 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS OF WAY AND EASEMENTS.

ON HEREBY MARKED, PLAT, SUBDIVIDED, LAY OFF AND INDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE LAY HEREON ATTACHED WHICH SUBDIVISION SHALL BE SHOWN AS CLEARVIEW HEIGHTS, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA.

THAT THE TERMS AND CONDITIONS OF THE ATTACHED PLAT ARE HEREBY INDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS OBTAINED 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, NO BUILDING SHALL BE ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT EXCEPT THAT THE SINGLE-FAMILY DWELLING, NOT TO EXCEED ONE AND ONE-HALF (1 1/2) STORIES IN HEIGHT AND AN ATTACHED GARAGE, NOT MORE THAN TWO (2) CARS, DETACHED BUILDINGS OR DETACHED ACCESSORY BUILDINGS SHALL NOT BE PERMITTED ON ANY LOT.

2. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLAN AND SPECIFICATIONS AND A PLANS SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERIOR DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TERRAIN AND FINISH GRADE ELEVATION, NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILAR APPROVAL SHALL BE AS PROVIDED IN PART 11.

3. 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 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

4. 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 SETBACK LINES SHOWN ON THE RECORDED PLAT. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE, OR NEARER THAN 30 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO INTERIOR LOT LINES 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 CONSIDERED TO PERMIT ANY PORTION OF A BUILDING OR A LOT TO ENCROACH UPON ADJACENT LOTS.

5. NO DISTURBANCE SHALL BE BUILT ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THE RECORDED PLAT.

6. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR 30 FEET OF EACH LOT.

7. AT NO TIME SHALL AN UNLICENSED UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.

8. NO BUSINESS OR OCCUPANCY ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR BURDEN TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.

9. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, FEET, SHACK, GARA GE, YARD OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY UNLESS A PARTIALLY COMPLETED DWELLING BE PERMITTED.

10. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ALL TIMES THE THEN RECORDED OWNERS OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A DEED RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ALL OF ITS POWERS AND DUTIES.

11. THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING, IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVES, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN AN EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMPLETED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

12. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL BE DETRACTED MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 30 FEET TO ANY STREET LINE.

13. STRUCTURES SHALL NOT BE PLACED NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS, THESE AREAS SHALL BE MAINTAINED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, OR FILE WITH THE JOHNSON COUNTY PLANNING COMMISSION.

PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO WINDSHIELD AND FINISH GRADE ELEVATION, NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE UNLESS SIMILAR APPROVAL SHALL BE AS PROVIDED IN PART 11.

NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE-STORY PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING, FOR LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE SETBACK BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAN. IN ANY EVENT, NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 30 FEET TO THE FRONT LOT LINE, OR NEARER THAN 30 FEET TO ANY SIDE STREET LINE. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO THE INTERIOR 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 OR A LOT TO ENCROACH UPON ANOTHER LOT.

NO RESIDENCE SHALL BE BUILT ON ANY LOT HAVING AN AREA OF LESS THAN THAT SHOWN ON THE RECORDED PLAN.
EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAN AND OVER THE REAR 10 FEET OF EACH LOT.

AT NO TIME SHALL AN UNLICENSED UNOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.
NO MOTORS OR OPERATING MACHINERY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR BURDEN TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR REAR YARD.

NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BOAT, BASEMENT, YURT, SHACK, GARA GE, BARN, OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY UNLESS A PARTIALLY COMPLETED DWELLING BE PERMITTED.

THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS, APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVE SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME THE THEN RECORDED OWNERS OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A CIVIL RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ALL OF ITS POWERS AND DUTIES.

THE ARCHITECTURAL CONTROL COMMITTEE APPROVAL OR DISAPPROVAL AS REQUIRED IN THESE COVENANTS SHALL BE IN WRITING. IN THE EVENT THE COMMITTEE, OR ITS DESIGNATED REPRESENTATIVE, FAILS TO APPROVE OR DISAPPROVE WITHIN 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS BEEN COMMENCED PRIOR TO THE COMPLETION HEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.

WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, AND WHERE, IN THE OPINION OF SAID COMMITTEE, THE LOCATION WILL NOT DETRACT MATERIALLY FROM THE APPEARANCE AND VALUE OF OTHER PROPERTIES, A DWELLING MAY BE LOCATED NEARER TO A STREET THAN ABOVE PROVIDED, BUT NOT NEARER THAN 30 FEET TO ANY STREET LINE.

CONSTRUCTION SHALL NOT BE PLACED IN, NOR BE PERMITTED TO REMAIN IN AREAS DESIGNATED AS DRAINAGE EASEMENTS, THESE AREAS SHALL BE PRESERVED AND MAINTAINED AS PERMANENT DRAINAGE EASEMENTS, AS SHOWN ON THE GENERAL DEVELOPMENT PLAN, OR FILE WITH THE JOHNSON COUNTY PLAN COMMISSION.

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

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OR 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.

NO OIL DRILLING, OIL DEVELOPMENT OPERATION, OIL REFINING, QUARRYING, OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXHAUSTIONS 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 ERECTED, MAINTAINED OR PERMITTED UPON ANY LOT.

NO. 62510
RECEIVED FOR RECORD THIS 12th DAY OF March, 1976, AT 3:00 P.M. AND RECORDED
IN PLAT BOOK 8 PAGE NO. 38
FEE 50

Mary Etta Houghland
MARY ETTA HOUGHLAND, RECORDER
JOHNSON COUNTY, INDIANA

17. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BREED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT BREED, KEPT OR MAINTAINED FOR ANY COMMERCIAL PURPOSE,
18. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OR SUCH MATERIAL SHALL BE KEPT IN A CLEAR AND SANITARY CONDITION.
19. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN 2 AND 6 FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE, AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET LINES, OR IN CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS 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. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF SUCH INTERSECTIONS UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES.
20. 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 25 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 THEM IN WHOLE OR IN PART.
21. 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.
22. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF 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, AND ALL AMENDMENTS THERETO.

IN WITNESS WHEREOF, THIS INSTRUMENT HAS BEEN EXECUTED BY _____, CHARLES J. TRUEMPER, NELSON IMABNITT, KENNETH E. IMABNITT AND DAVID R. NEWELL THIS _____ DAY OF _____, 1974.

Charles J. Truemper
CHARLES J. TRUEMPER

Nelson Imabnitt
NELSON IMABNITT

David R. Newell
DAVID R. NEWELL

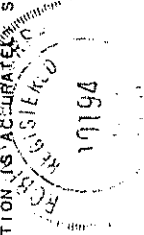
KENNETH E. IMABNITT

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT CHARLES J. TRUEMPER, NELSON IMABNITT, KENNETH E. IMABNITT AND DAVID R. NEWELL OWNERS OF THE ABOVE DESCRIBED REAL ESTATE, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT, AS BEING THEIR VOLUNTARY ACT AND DEED FOR PURPOSES CONTAINED THEREIN. THIS 5th DAY OF January, 1974.

WITNESS MY HAND AND NOTARIAL SEAL.

MY COMMISSION EXPIRES _____

I, ROBERT M. MURRAY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JANUARY, 1974, AND THAT THE MONUMENTS SHOWN ACTUALLY EXIST AND THEIR LOCATION IS ACCURATELY SHOWN.



Robert Murray
ROBERT M. MURRAY
7/22/74 REGISTERED ENGINEER NO. 6840

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1967, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD _____, 1974.

JOHNSON COUNTY PLAN COMMISSION

MARLIN PRINCE, CHAIRMAN

FLOYD VANLAMINGHAM, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1961, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 22nd DAY OF July, 1974.

GLEN SANDERS

Norman McMillin
NORMAN McMILLIN

Maurice McCarty
MAURICE MCCARTY

ENTERED FOR TAXATION THIS 22nd DAY OF March, 1976.

Jacqueline Wood
JACQUELINE WOOD, AUDITOR
JOHNSON COUNTY, INDIANA

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS