

VIEW HEIGHTS ST SECTION

W/4 TOWNSHIP, JOHNSON COUNTY, INDIANA

NE COR E 1/2 NE 1/4
SEC 34 TWP. 14 N. R. 3 E.

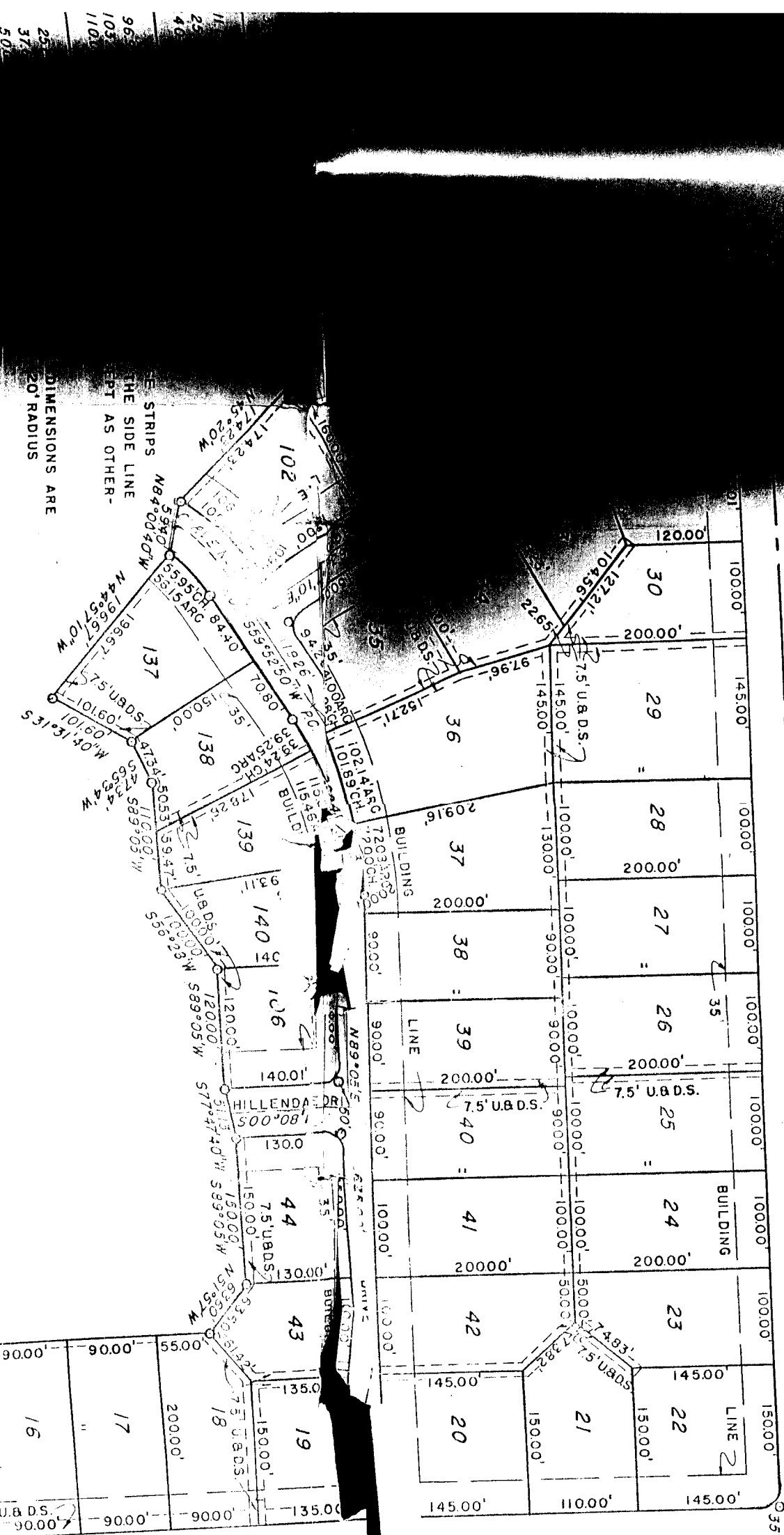
FAIRVIEW ROAD

ROAD

1335.40' NB9°05'E

N. LINE E 1/2 NE 1/4

LINE E 1/2 NE 1/4



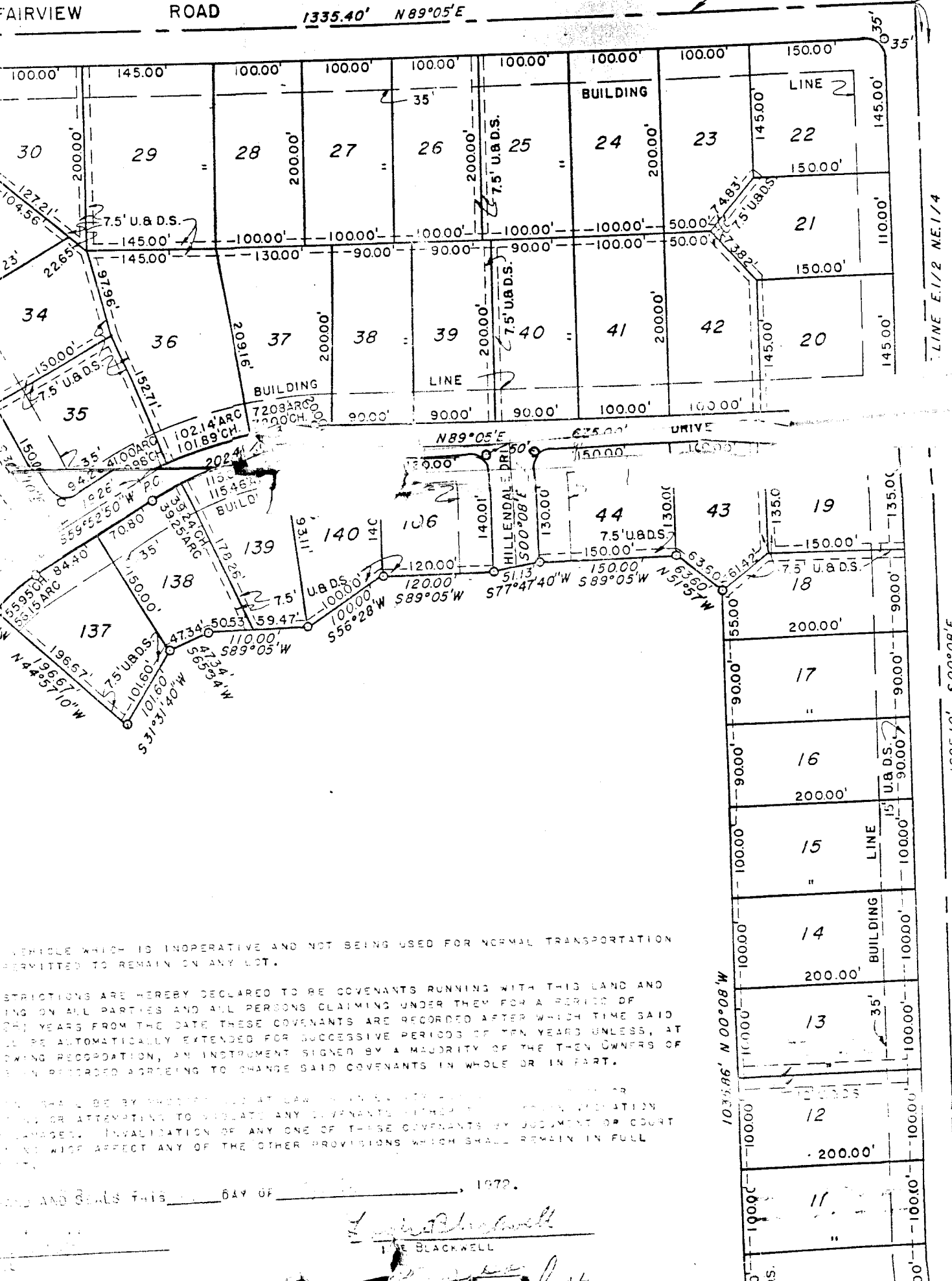
96
103
110
40
23
11
50

1695.10' 500°08'E

W HEIGHTS SECTION

SHIP, JOHNSON COUNTY, INDIANA

NE COR E 1/2 NE 1/4
SEC. 34 TWP. 14 N. R. 3E.



VEHICLE WHICH IS INOPERATIVE AND NOT BEING USED FOR NORMAL TRANSPORTATION PERMITTED TO REMAIN ON ANY LOT.

RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TEN YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS, AT THE END OF EACH PERIOD, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF SAID LAND RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

NO PARTY SHALL BE BY PROCEEDING AT LAW OR IN EQUITY HELD LIABLE FOR DAMAGES OR PENALTIES FOR VIOLATING ANY OF THESE COVENANTS UNLESS SUCH VIOLATION IS WILLFUL. INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OF COURT SHALL NOT AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

SELLER AND SELLERS THIS _____ DAY OF _____, 1972.

James Blackwell
JAMES BLACKWELL

PETERMAN ROAD 2653.06'

HAZLETT
 (NAME)
 JOHNSON) SS:
 ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,
 LE BLACKWELL AND LOUISE BLACKWELL, AND RUSSELL S. HAZLETT AND AILEEN HAZLETT,
 WITNESSED THE EXECUTION OF THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT
 FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED THEIR SIGNATURES THERETO.

MY HAND AND NOTARIAL SEAL THIS 17 DAY OF April, 1972.
 IT EXPIRES
March 1973
 NOTARY PUBLIC

GILMORE C. ABPLANALP, HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT REPRESENTS A SURVEY COMPLETED BY ME IN APRIL 1972, AND THE MONUMENTS TO BE INSTALLED PRIOR TO RELEASE OF STREET BOND, AND THAT THE LOCATION, DISTANCE AND MATERIAL ARE ACCURATELY SHOWN.



Gilmore C. Abplanalp
 GILMORE C. ABPLANALP
 REGISTERED ENGINEER NO. 6726
 REGISTERED LAND SURVEYOR NO. 9792
 APRIL 10, 1972

IN ACCORDANCE WITH THE ACTS PROVIDED BY CHAPTER 174, ACTS OF 1947, 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, INDIANA, THIS PLAT WAS GIVEN APPROVAL OF SAID BOARD AS FOLLOWS:

THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD April 10, 1972.
 APPROVED
 JAMES D. BARNETT, SECRETARY

IN ACCORDANCE WITH THE ACTS PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, THIS PLAT WAS HELD ON THE 17 DAY OF April, 1972.

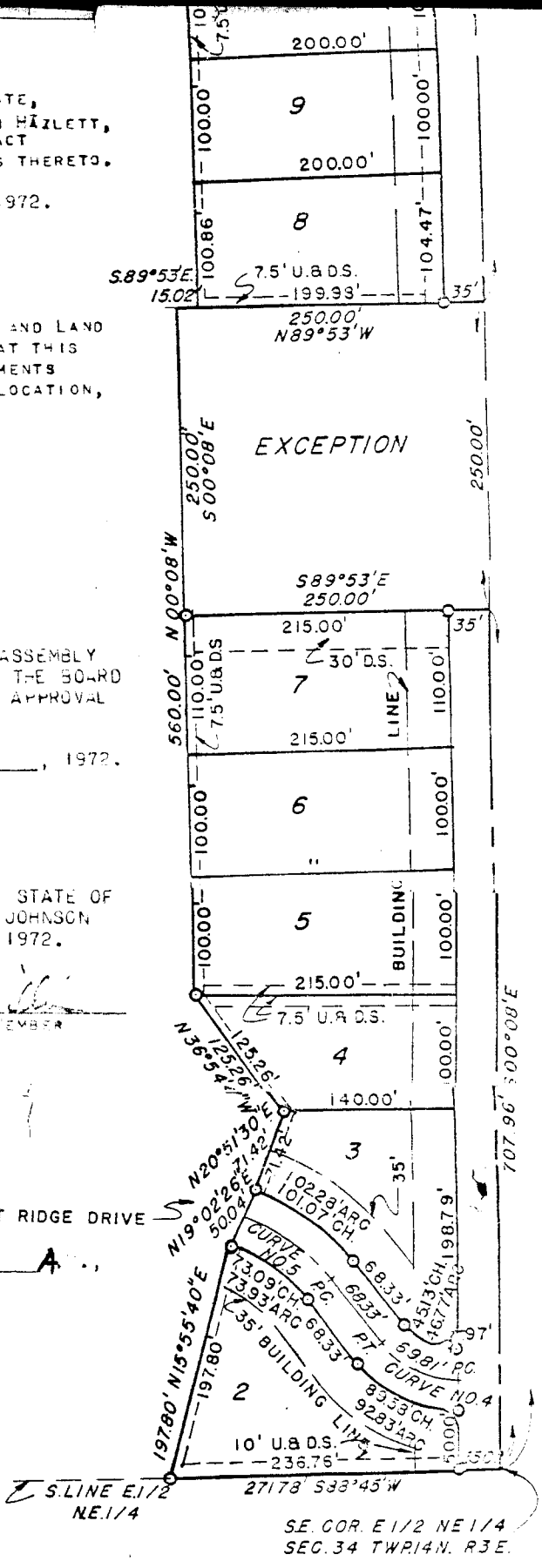
McCaig CLERK, PRESIDENT
Engel CLERK, MEMBER
Norman McMillin CLERK, MEMBER

APPROVED THIS 10th DAY OF May, 1972.
June M. Wood
 JUNE M. WOOD
 AUDITOR, JOHNSON COUNTY

478
 RECORDED THIS 10 DAY OF May, 1972, AT 9:35 A.M.
 IN PLAT BOOK NO. 7, PAGE NO. 42

Mary Etta Hongland
 MARY ETTA HONGLAND
 RECORDER, JOHNSON COUNTY

10



2	CENTERLINE OUTSIDE	60°00'45"	217.42' 242.48'	125.56' 140.00'	227.73' 253.91'
3	INSIDE CENTERLINE OUTSIDE	29°12'12"	372.24' 397.24' 422.24'	96.97' 103.49' 110.00'	189.73' 202.47' 215.22'
4	INSIDE CENTERLINE OUTSIDE	52°46'50"	50.77' 75.77' 100.77'	25.19' 37.60' 50.00'	46.77' 69.81' 92.83'
5	INSIDE CENTERLINE OUTSIDE	52°46'50"	141.07' 166.07' 191.07'	70.00' 82.40' 94.81'	129.95' 152.98' 176.02'

NOTE

5' UTILITY & DRAINAGE STRIPS ARE RESERVED ON THE SIDE LINE OF EACH LOT, EXCEPT AS OTHERWISE NOTED.

ALL CORNER LOT DIMENSIONS ARE TO VERTEX OF A 20' RADIUS

KNOW ALL MEN BY THESE PRESENTS: THAT DALE BLACKWELL AND LOUISE BLACKWELL, AND RUSSELL S. HAZLETT AND ALBERT HAZLETT, ALL OF MARION COUNTY, INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ON AND ALONG THE EAST LINE THEREOF 2853.06 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 88 DEGREES 45 MINUTES WEST 271.73 FEET ON AND ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 15 DEGREES 55 MINUTES 40 SECONDS EAST 50.04 FEET; THENCE SOUTH 19 DEGREES 02 MINUTES 26 SECONDS EAST 50.04 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 47 SECONDS WEST 125.28 FEET; THENCE EAST 71.42 FEET; THENCE NORTH 36 DEGREES 54 MINUTES 47 SECONDS WEST 125.28 FEET; THENCE NORTH 00 DEGREES 08 MINUTES WEST 860.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES EAST 15.02 FEET; THENCE NORTH 00 DEGREES 08 MINUTES WEST 1075.88 FEET; THENCE NORTH 51 DEGREES 07 MINUTES WEST 63.60 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES WEST 150.00 FEET; THENCE SOUTH 77 DEGREES 47 MINUTES 40 SECONDS WEST 51.13 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES WEST 100.00 FEET; THENCE SOUTH 56 DEGREES 28 MINUTES WEST 100.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES WEST 110.00 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES WEST 47.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 31 MINUTES 40 SECONDS SOUTH 89 DEGREES 08 MINUTES WEST 47.34 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.438 ACRES, MORE OR LESS, AND CONTAINING THEREIN THE FOLLOWING DESCRIBED REAL ESTATE:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID HALF QUARTER SECTION SOUTH 00 DEGREES 00 MINUTES EAST 250.00 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 08 MINUTES WEST 250.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES EAST 250.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES EAST 250.00 FEET TO THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 08 MINUTES WEST 250.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.438 ACRES, MORE OR LESS, AND CONTAINING IN THIS PLAT, AFTER SAID EXCESSION, 28.949 ACRES, MORE OR LESS.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "FAIRVIEW HEIGHTS-FIRST SECTION", IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. THIS SUBDIVISION CONSISTS OF 52 LOTS, NUMBERED FROM 2 THRU 44 INCLUSIVE, 112 THRU 106 INCLUSIVE, AND 137 THRU 140 INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURED DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE STRIPS" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO FENCE THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE STRIPS".

THERE ARE STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" WHICH ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE IMPROVEMENTS. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE EASEMENT HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "DRAINAGE EASEMENT".

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 FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR REPAIRED IN ANY MANNER, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A GARAGE FOR NOT MORE THAN TWO (2) CARS.

2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUDING ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 200 SQUARE FEET FOR A DWELLING OF

14. ANY M... SHALL NOT

15. THESE SHALL BE TWENTY-F COVENANTS ANY TIME THE LOTS

16. FOR PERSONS OR TO BE ORDER OF FORCE BY

WITNESS

DALE BLA

RUSSELL

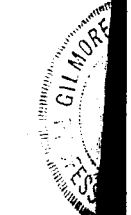
STATE OF COUNTY OF

BEF APPEARED WHO ACKN AND DEED

WITN

MY COMM

I, SURVEYOR PLAT COR SHOWN TH SIZE, TH



UNDER A STATE OF OF COU BY THE

APPROV

UNDER INDIAN COUNTY

Maurice MAURICE

... PLACE OF BEGINNING, CONTAINING ...
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HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "FAIRVIEW HEIGHTS-FIRST SECTION", IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. THIS SUBDIVISION CONSISTS OF 52 LOTS, NUMBERED FROM 1 THROUGH 44 INCLUSIVE, 100 THROUGH 106 INCLUSIVE, AND 137 THROUGH 140 INCLUSIVE, WITH STREETS AS SHOWN HEREON. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE STRIPS" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE SAID STRIPS AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PERMANENT FENCE, STREET FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE STRIPS".

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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 FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR ENLARGED IN ANY MANNER OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A GARAGE FOR NOT MORE THAN TWO (2) CARS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN PARTIAL AND EXCEPT FOR ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 600 SQUARE FEET FOR A DWELLING OF TWO STORIES.
3. NO BUILDING SHALL BE PERMITTED ON ANY LOT UNLESS IT IS SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE PERMITTED UNLESS IT IS SET BACK FROM THE REAR LOT LINE AND AT TOTAL SIDE YARD SETBACK NOT BE LESS THAN 30 FEET TO A REAR YARD LINE. A 5 FOOT SIDE YARD SET-BACK SHALL BE PERMITTED FOR ANY DETACHED BUILDING NOT EXCEEDING 15 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL BUILDING, IT SHALL BE LOCATED AT LEAST 40 FEET BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN 25 FEET TO THE REAR LOT LINE.
4. NO NOISE OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
5. 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.
6. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT 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.
7. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, CARRYING OR MINING OPERATIONS OR 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. DERRICK OR OTHER STRUCTURE OR USED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE CONCEALED.
8. NO ANIMALS, BIRDS, OR FOWL 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 KEPT, BREED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
9. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR WASTE, LITTER, RASH, TRASH OR GARBAGE. WASTE MATTER OR MATERIALS SHALL BE KEPT ONLY IN SANITARY CONTAINERS AND ALL INCINERATORS SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
10. NO FENCE, WALL, HEDGE, OR SHRUB PLANTING WHICH OBSTRUCTS THE VIEW FROM THE STREET SHALL BE PLACED ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED, THE SAME HEIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES EXTENDED, OR A DRIVEWAY PAVER SHALL BE PERMITTED.
11. NO ...
12. ...

STATE OF INDIANA
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this _____ day of _____, 19____, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESSE MY COMMISSION AND SEAL OF OFFICE.

SURVEYOR

PLAT CORRECTED AND SHOWN THE SIZE, TYPE AND DATE OF RECORDING.

UNDER ACT OF 1900 OF COUNTY OF JOHNSON BY THE SURVEYOR APPROVED

UNDER ACT OF 1900 INDIANA COUNTY, APPROVED

Maurice
MAURICE

ENTERED

NO. 0

RECEIVED

AND REC'D

FEE

SECTION OF ANY IMPROVEMENTS IN THIS SUBDIVISION 1985, AND ALL AMENDMENTS

