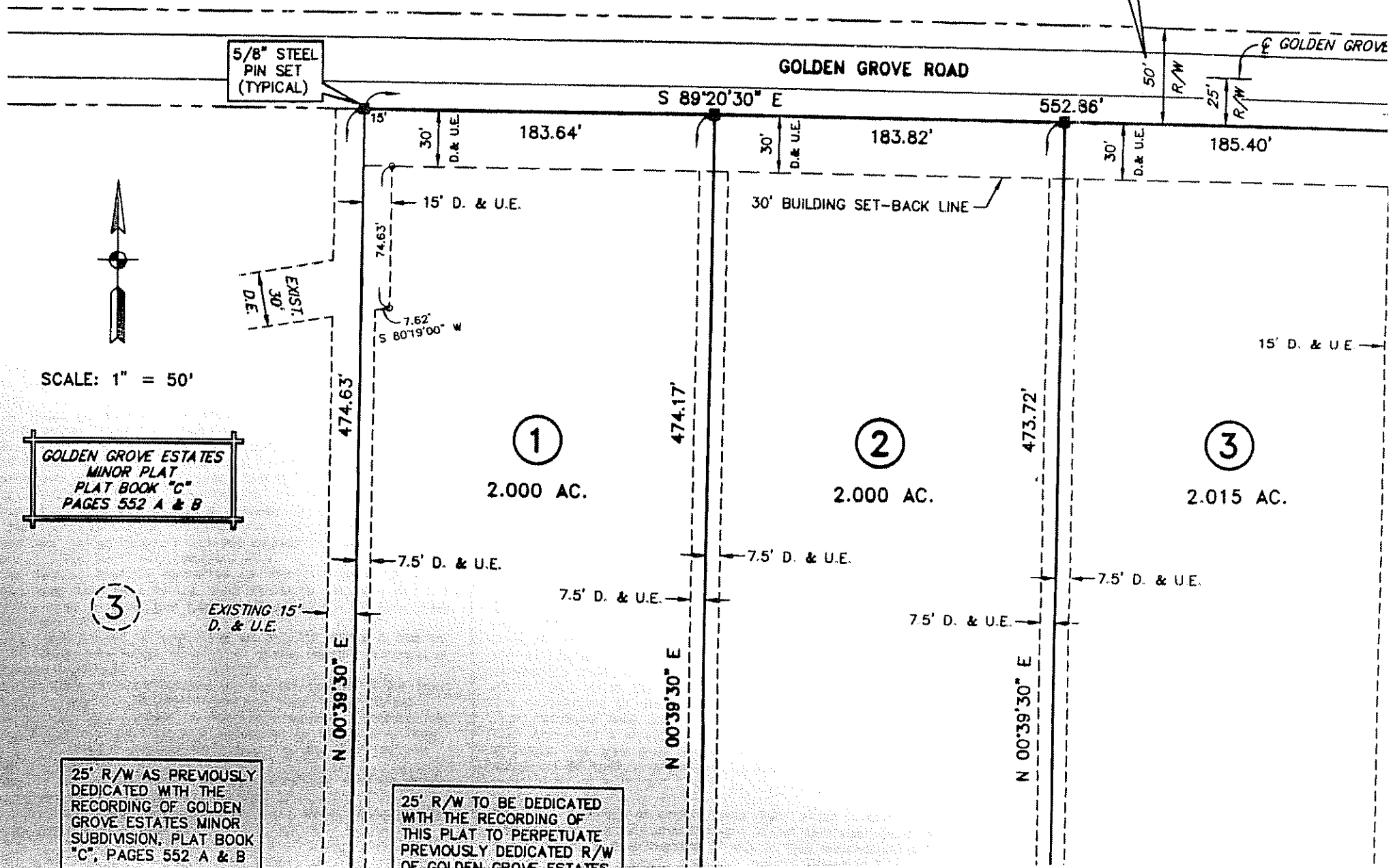


FINAL PLAT FOR GOLDEN GROVE ESTATES II, MINOR SUBDIVISION WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

SHEET 1 OF 2

EXISTING 50' DEDICATED R/W
GOLDEN GROVE SUBDIVISION
PLAT BOOK 7, PAGE 35



SCALE: 1" = 50'

GOLDEN GROVE ESTATES
MINOR PLAT
PLAT BOOK "C"
PAGES 552 A & B

25' R/W AS PREVIOUSLY
DEDICATED WITH THE
RECORDING OF GOLDEN
GROVE ESTATES MINOR
SUBDIVISION, PLAT BOOK
"C", PAGES 552 A & B

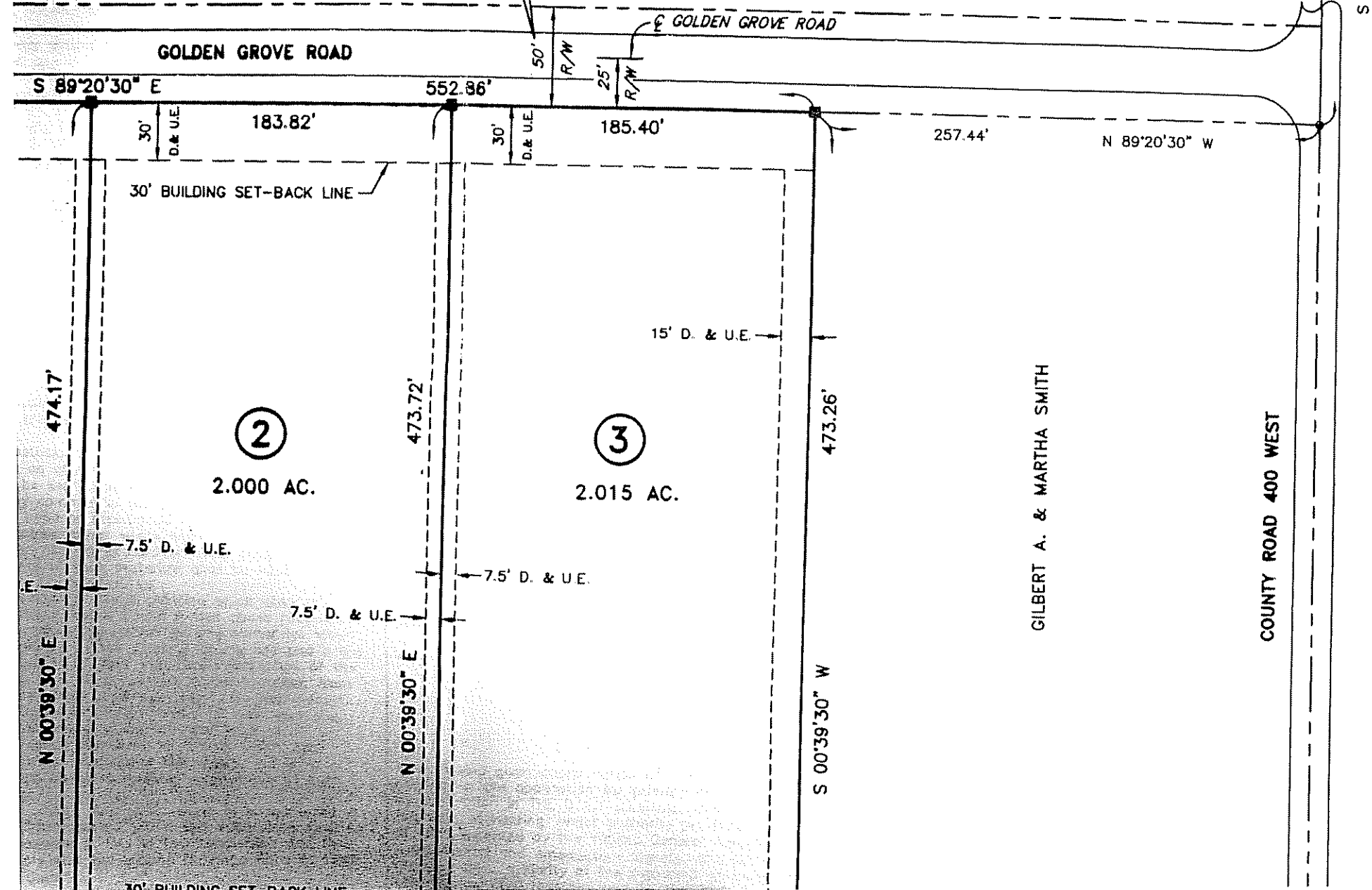
25' R/W TO BE DEDICATED
WITH THE RECORDING OF
THIS PLAT TO PERPETUATE
PREVIOUSLY DEDICATED R/W
OF GOLDEN GROVE ESTATES

II, MINOR SUBDIVISION
COUNTY, INDIANA

EXISTING 50' DEDICATED R/W
GOLDEN GROVE SUBDIVISION
PLAT BOOK 7, PAGE 35

N.E. CORNER, E. HALF,
N.E. 1/4, SECTION 15,
T-13-N, R-3-E

EAST LINE, N.E. 1/4,
SECTION 15-13-3



GILBERT A. & MARTHA SMITH

COUNTY ROAD 400 WEST

②

③

2.000 AC.

2.015 AC.

S 89°20'30" E

552.86'

183.82'

185.40'

257.44'

N 89°20'30" W

474.17'

473.72'

473.26'

N 00°39'30" E

N 00°39'30" E

S 00°39'30" W

2200.00'
S 00°17'30" W

30' BUILDING SET-BACK LINE

30' BUILDING SET-BACK LINE

15' D. & U.E.

7.5' D. & U.E.

7.5' D. & U.E.

7.5' D. & U.E.

30'
D. & U.E.

30'
D. & U.E.

50'
R/W

25'
R/W

GOLDEN GROVE ROAD

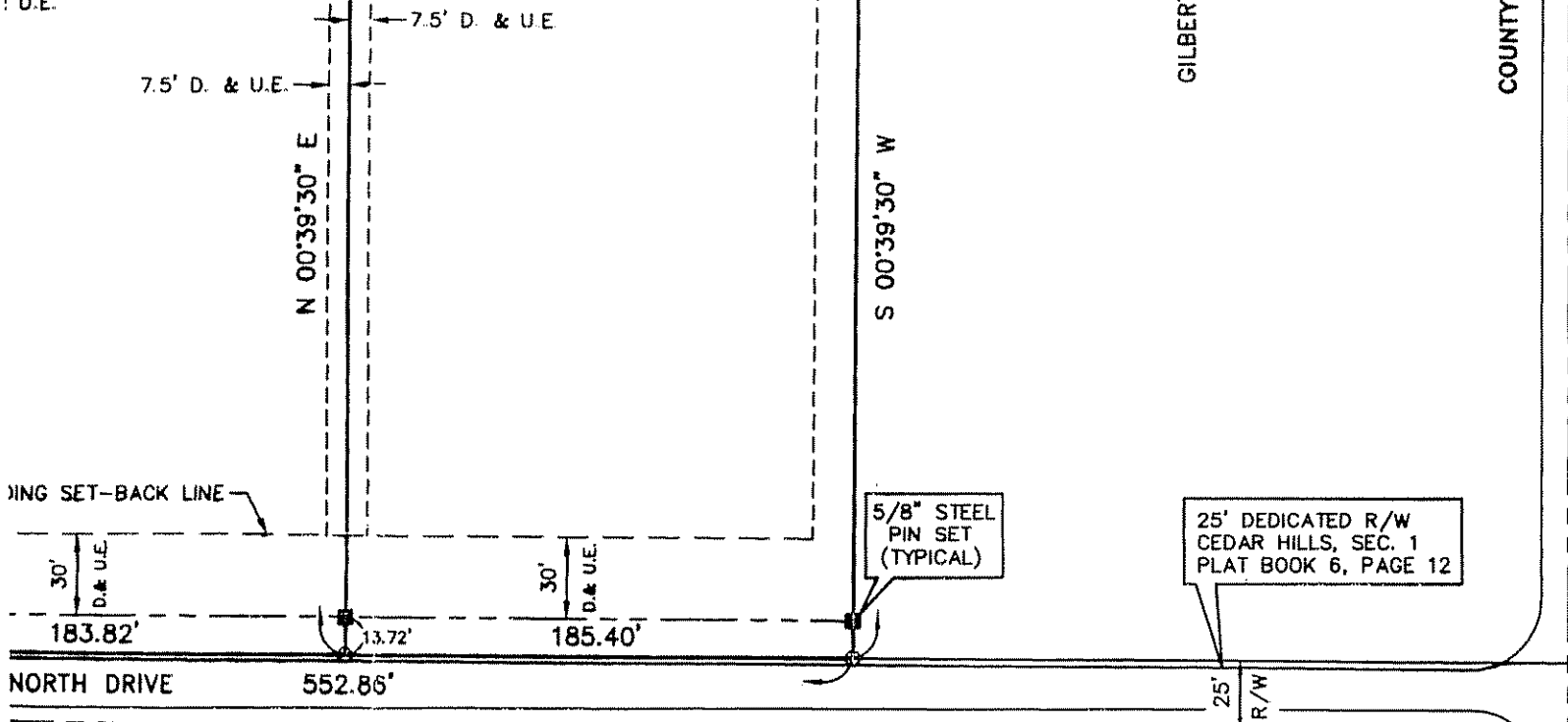
GOLDEN GROVE ROAD

COUNTY ROAD 400 WEST

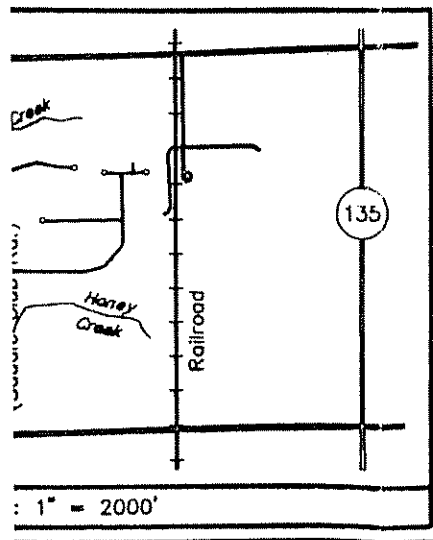
②
2.000 AC.

U.E.

③
2.015 AC.



CEDAR HILLS SUBDIVISION



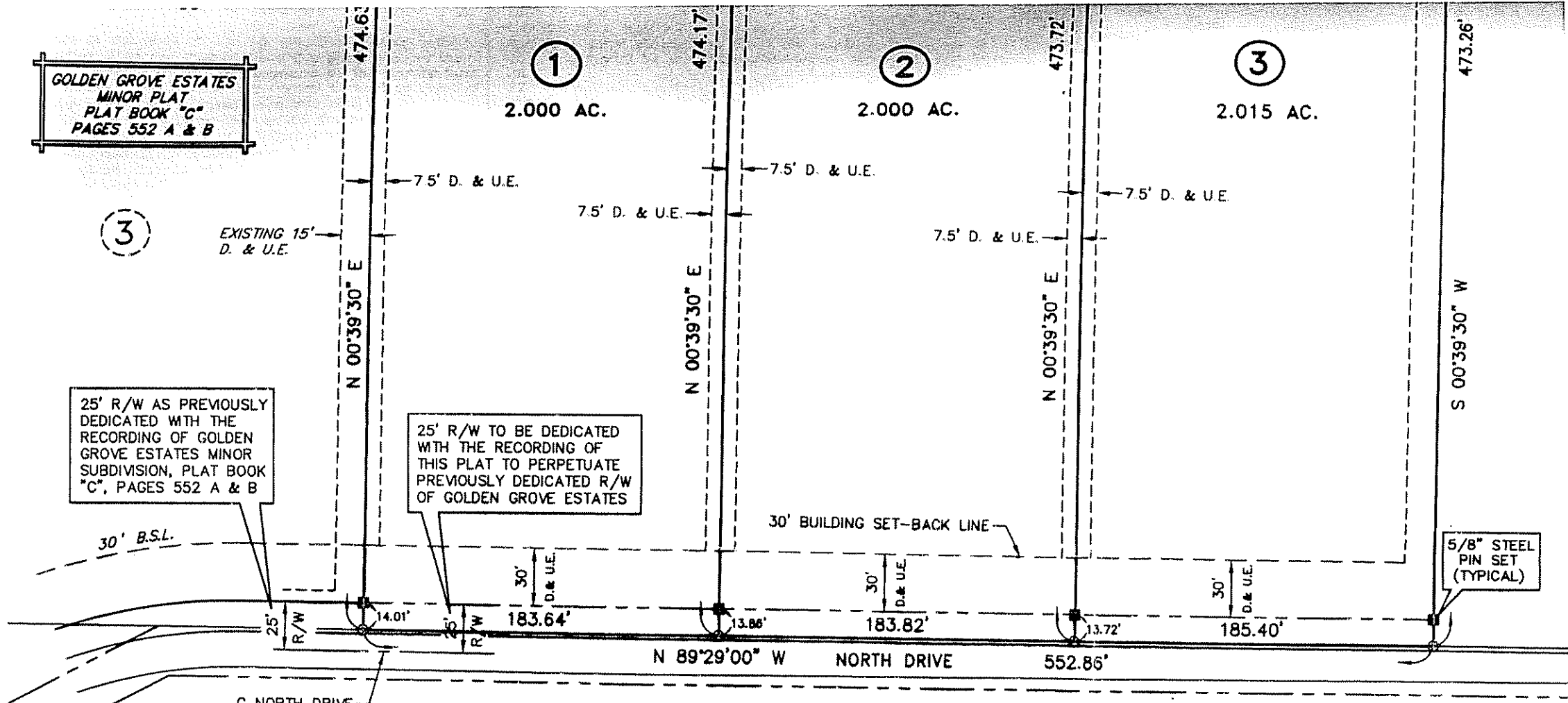
NOTE:
The Johnson County Health Department has determined that Conventional Septic Systems may not be acceptable on the three lots in this Subdivision. A soils analysis from a soils scientist will be provided to the Health Department to determine the applicable system needed for each lot. A more specific Site Plan for each lot will be required before an on-site Septic System Permit can be issued

PREPARED BY:

KOE ENGINEERING & SURVEYING, INC.
70 EAST MAIN STREET
GREENWOOD, IN. 46143
PH: (317) 881-1337

DATE	10/31/96
SHEET	1
	OF 2

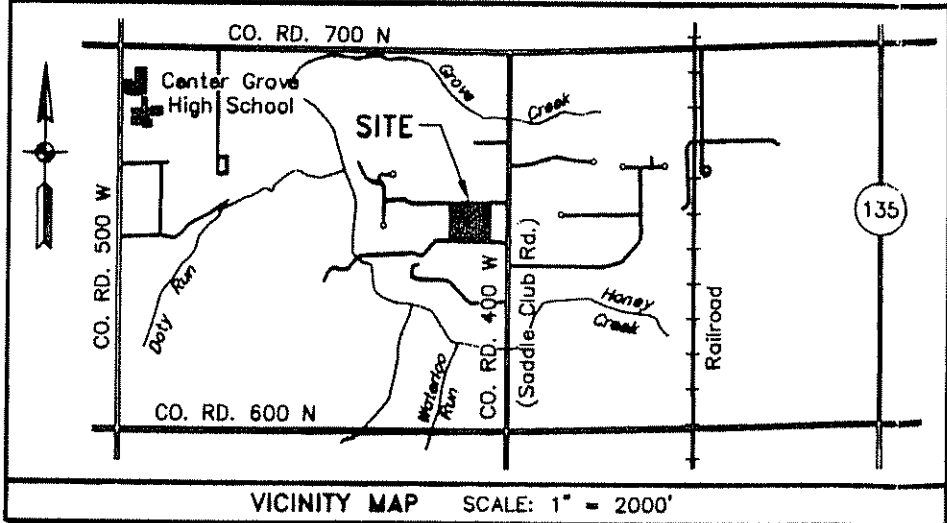
GOLDEN GROVE ESTATES
MINOR PLAT
PLAT BOOK "C"
PAGES 552 A & B



25' R/W AS PREVIOUSLY DEDICATED WITH THE RECORDING OF GOLDEN GROVE ESTATES MINOR SUBDIVISION, PLAT BOOK "C", PAGES 552 A & B

25' R/W TO BE DEDICATED WITH THE RECORDING OF THIS PLAT TO PERPETUATE PREVIOUSLY DEDICATED R/W OF GOLDEN GROVE ESTATES

5/8" STEEL PIN SET (TYPICAL)



CEDAR HILLS SUBDIVIS

NOTE:
The Johnson County Health Department has determined that Conventional S Systems may not be acceptable on three lots in this Subdivision. A soil analysis from a soils scientist will be provided to the Health Department determine the applicable system for each lot. A more specific Site Plan for each lot will be required before an Septic System Permit can be issued.

FINAL PLAT FOR GOLDEN GROVE ESTATES II, MINOR SUBDIV

DEDICATION CERTIFICATE

The undersigned, J. Greg Allen Builder, Inc., owner of the attached described real estate, hereby lays off, plats and subdivides said real estate described on this page, in accordance with the plat and certificate.

This subdivision shall be known and designated as Golden Grove Estates II, Minor Subdivision, an addition to White River Township, Johnson County, Indiana.

The lots contained in this plat or any portion thereof shall be subject to the following restrictions which restrictions shall be considered and hereby are 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 other than the single-family dwelling, not to exceed two (2) stories in height and an attached garage for not more than three (3) cars. Detached buildings or detached accessory buildings shall require the approval of the Architectural Control Committee.
2. No building shall be erected, placed or altered on any lot until the construction plan and specifications and a 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 topography and finished grade elevation.
3. No fence or wall shall be erected, placed or altered until the construction plans and specifications and plans showing the location of the structure have been approved by the Architectural Control Committee. 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 thirty (30) days after plans and specifications have been submitted to it, approval will not be required and the related covenants shall be deemed to have been fully complied with.
4. No dwelling shall be permitted on any lot unless the finished living floor area of the main structure exclusive of one-story open porches and garages, shall be not be less than 2,500 square feet.
5. No dwelling shall be permitted on any lot unless it has at least 50 percent coverage of brick or stone veneer construction and masonry chimney.
6. 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. Further, no building shall be located on any lot nearer to the side lot line than 15 feet without the written consent of the Architectural Control Committee.
7. Not more than one (1) residential structure shall be erected or placed on any lot shown on this plat.
8. At no time shall any unlicensed, inoperative automobile or truck be permitted on any lot.
9. No boat, trailer, or mobile living facility shall be parked or stored on any lot except inside the attached garage.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. Trailers, boats, campers and similar equipment shall not be kept or stored in the front, side or rear yard.
11. No structure of a temporary character, trailer, boat, basement, tent, shack, garage barn or other outbuilding shall be used on any lot at anytime as a residence either temporarily or permanently. Nor shall a partially completed dwelling be permitted.
12. The Architectural Control Committee is composed of three members, Donald R. Willsey, Filmore W. Willsey and a third person to be approved by Filmore W. Willsey. Neither the members of the Committee, nor their designated representative shall be entitled to any compensation for services performed pursuant to this covenant.
13. 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 thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the residential building construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.
14. With written approval of the Architectural Control Committee and the Johnson County Plan Commission, 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 20 feet to any street line.
15. Obstructions shall not be placed in, nor be permitted to remain in areas designated as drainage easements without the permission of the Johnson County Plan Commission and the Architectural Control Committee. These areas shall be preserved and maintained as permanent drainage easements.
16. 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.
17. No sign of any kind shall be displayed to the public view on any lot except 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.
18. Buyers of lots in this Subdivision herein agree to be bound by and included in the Golden Grove Homeowner Association and agree to pay applicable assessments.
19. Buyers of lots in this Subdivision herein agree that only one driveway entrance per building lot can be constructed, unless otherwise approved by the Architectural Control Committee.
20. No Satellite Dish can be placed upon any lot in front of the rear wall of the existing house.
21. 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 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 erected, maintained or permitted upon any lot.
22. 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 bred, kept or maintained for any commercial purpose.
23. 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 of such materials shall be kept in a clean and sanitary condition.
24. 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 the 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. 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.
25. 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.
26. Each property owner shall maintain his property and yard so as to preserve a reasonably nice appearance, commensurate with the surrounding neighborhood.
27. All driveways and parking areas shall be paved with an asphalt or concrete surface.
28. 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.
29. 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.
30. Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violating or attempting to violate any covenant either to restrain violation or to recover damages; reasonable attorney fees and litigation expenses of the prevailing party or parties shall be born by the unsuccessful litigant or litigants.
31. The strips of ground marked "Drainage Easement" as shown on this plat, shall be reserved for the use of the Golden Grove Homeowner's Association for the installation and maintenance drainage facilities. 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

SECTION - WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

thereon shall be maintained continuously by the owner of the lots, except for those improvements for which a public authority or utility is responsible.

332. The strips of ground or areas indicated as "Utility Easement" are reserved for the use of the Public Utilities to install, inspect, repair, replace and maintain water mains, sewers, ducts, lines, wires and 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 or areas of land; owners of lots in this subdivision shall take title to their lots subject to said easement rights.

333. Drainage ditches along all roads and streets shall be reserved and kept unobstructed so long as the roadway is not curbed; each driveway over a drainage ditch shall be provided with a drainage structure with size, material, length, location and grade approved by the Johnson County Highway Department.

WITNESS my hand and seal this 31st day of October, 1996

J. Greg Allen
J. Greg Allen, President of J. Greg Allen Builder, Inc.

State of Indiana }
County of Johnson }

Before me, the undersigned Notary Public, in and for Johnson County, Indiana, personally appeared J. Greg Allen and acknowledged the execution of the foregoing instrument as his voluntary act and deed, for the purposes expressed herein.

WITNESS my hand and seal this 31st day of October, 1996.

Jack E. Fitch
Notary Public - Jack E. Fitch
Residing in Hendricks County

My commission expires November 20, 1997.



CERTIFICATE OF APPROVAL

After having given public notice of the time, place and nature of hearing on the application for primary approval of this subdivision by publication in THE DAILY JOURNAL, more than ten days before the date of hearing, under authority provided by Chapter 138, Acts of 1957, enacted by the Indiana General Assembly, and all acts supplemental and amendatory thereto, this plat was given primary approval by a majority of the members of the Johnson County Planning Commission at a meeting held on the 26th day of August, 1996.

Date: 11-18-96
Ronald Eastburn
Ronald Eastburn, Chairman

Jeffrey A. Colvin
Jeffrey Colvin, Planning Director
Rick Chase
Rick Chase, Secretary

It is resolved by the Board of County Commissioners, Johnson County, Indiana, that the Dedications shown on this Plat are hereby approved and accepted.

Date: 11-18-96
Maurice McCarty
Maurice McCarty, Member
Joseph E. DeHart
Joseph E. DeHart, Member

Approval of this plat does not guarantee the availability of a septic system installation permit. Specific building sites will be evaluated on an individual basis prior to permit issuance. APPROVED by the Johnson County Health Department in accordance with the Subdivision Control Ordinance.

John Bonsett
John Bonsett, County Sanitarian

ENTERED FOR TAXATION this 19th day of November, 1996.

Deborah A. Shutta
Deborah A. Shutta, County Auditor

No. 90025993 RECEIVED FOR RECORD this 19th day of November, 1996 at 4:03 P. .M.

and Recorded in Plat Book D, Pages 7 A+B

Sean Harman
Sean Harman, County Recorder

COPY RECEIVED by County Assessor Maria A. Hash
Maria A. Hash

DRAINAGE APPROVAL OBTAINED ON AUGUST 19, 1996.

LEGAL DESCRIPTION

A part of the East Half of the Northeast Quarter of Section 15, Township 13 North, Range 3 East of the Second Principal Meridian in Johnson County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Half-Quarter Section; thence South 00 degrees 17 minutes 30 seconds West (bearing assumed) on and along the East line of said Half-Quarter Section a distance of 2200.00 feet to the Southeast corner of a 50 (fifty) foot dedicated right-of-way for Golden Grove Road in Golden Grove Subdivision, as per plat thereof recorded on October 28, 1971 in Plat Book 7, Page 35 in the Office of the Recorder of Johnson County, Indiana; thence North 89 degrees 20 minutes 30 seconds West on and along the South line of said dedicated right-of-way line a distance of 257.44 feet to the POINT OF BEGINNING of this described tract; thence South 00 degrees 39 minutes 30 seconds West a distance of 473.26 feet; thence North 89 degrees 29 minutes 00 seconds West a distance of 552.86 feet to the Southeast corner of Lot number 3 in Golden Grove Estates Minor Subdivision, as per plat thereof recorded in Plat Book "C", Pages 552A and 552B in the Office of the Recorder of Johnson County, Indiana; thence North 00 degrees 39 minutes 30 seconds East on and along the East line of said Lot number 3 a distance of 474.63 feet to the Northeast corner of Lot number 3, said point also being on the South right-of-way line of said Golden Grove Road; thence South 89 degrees 20 minutes 30 seconds East on and along said South right-of-way line a distance of 552.86 feet to the Point of Beginning containing 6.015 acres more or less.

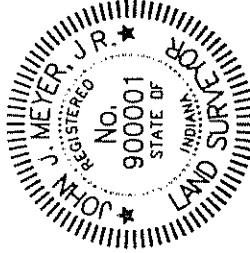
Subject to all legal rights-of-way, easements and restrictions of record.

LAND SURVEYORS CERTIFICATE

I, John J. Meyer, Jr., hereby certify that I am a registered professional land surveyor in the State of Indiana; that this plat correctly represents a survey completed by me on July 11th, 1996; that all monuments shown thereon actually exist, or will exist as indicated and that their location, size, type and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one foot in ten thousand feet; and that this plat complies with provisions of the Subdivision Ordinance.

John J. Meyer, Jr.
John J. Meyer, Jr.
Registered Land Surveyor No. 900001

Certified this 31st day of October, 1996



PREPARED BY:
KOE ENGINEERING & SURVEYING, INC.
70 EAST MAIN STREET
GREENWOOD, IN. 46143
PH: (317) 881-1337

SHEET

2

OF 2