

# GREENWOOD COMMONS SECTION NINE GREENWOOD, JOHNSON COUNTY, INDIANA

I, NORMAN H. HISELMAN, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED REAL ESTATE AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION OF A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN JOHNSON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

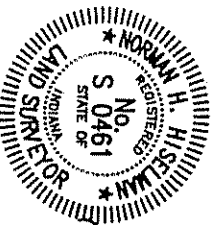
COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 89 DEGREES 58 MINUTES 04 SECONDS EAST, 415.48 FEET ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION TO THE POINT OF BEGINNING; (THE FOLLOWING SIX (6) DESCRIBED COURSES BEING ALONG THE EASTERLY LINE OF GREENWOOD COMMONS-SECTION 5 AS RECORDED AS INSTRUMENT NUMBER 92014024 IN PLAT BOOK C, PAGE 512 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) THENCE NORTH 00 DEGREES 01 MINUTES 56 SECONDS WEST, 50.00 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 04 SECONDS WEST, 260.08 FEET; THENCE NORTH 14 DEGREES 45 MINUTES 36 SECONDS EAST, 155.99 FEET; THENCE NORTH 02 DEGREES 23 MINUTES 07 SECONDS EAST, 98.01 FEET; THENCE NORTH 08 DEGREES 23 MINUTES 14 SECONDS WEST, 339.84 FEET; THENCE NORTH 13 DEGREES 40 DESCRIBED COURSES BEING ALONG THE FOLLOWING SEVEN (7) COMMONS-SECTION 6 AS RECORDED AS INSTRUMENT NUMBER 93018681 IN PLAT BOOK C, PAGES 588 A AND B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) THENCE NORTH 83 DEGREES 19 MINUTES 19 SECONDS EAST, 181.25 FEET; THENCE SOUTH 83 DEGREES 19 MINUTES 17 SECONDS EAST, 6.22 FEET; THENCE NORTH 77 DEGREES 59 MINUTES 43 SECONDS EAST, 50.00 FEET; THENCE NORTH 12 DEGREES 59 SECONDS 17 SECONDS WEST, 13.00 FEET; THENCE NORTH 77 DEGREES 59 SECONDS 43 SECONDS EAST, 100.00 FEET; THENCE SOUTH 41 DEGREES 42 MINUTES 43 SECONDS EAST, 136.13 FEET; THENCE SOUTH 08 DEGREES 40 MINUTES 07 SECONDS EAST, 61.15 FEET; (THE FOLLOWING THREE (3) DESCRIBED COURSES BEING ALONG THE WESTERLY AND SOUTHERLY LINES OF GREENWOOD COMMONS-SECTION 8 AS RECORDED AS INSTRUMENT NUMBER 93018683 IN PLAT BOOK C, PAGES 590 A AND B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) THENCE CONTINUING SOUTH 08 DEGREES 40 MINUTES 07 SECONDS EAST, 314.74 FEET; THENCE SOUTH 89 DEGREES 25 MINUTES 07 SECONDS EAST, 289.88 FEET; THENCE SOUTH 89 DEGREES 15 MINUTES 50 SECONDS EAST, 269.01 FEET; (THE FOLLOWING THREE (3) DESCRIBED COURSES BEING ALONG THE SOUTHWESTERLY LINE OF GREENWOOD COMMONS-SECTION 2 AS RECORDED AS INSTRUMENT NUMBER 17988 IN PLAT BOOK C, PAGES 317 A AND B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA) THENCE SOUTH 76 DEGREES 45 MINUTES 53 SECONDS EAST, 210.00 FEET; THENCE NORTH 13 DEGREES 14 MINUTES 07 SECONDS EAST, 14.03 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 31 SECONDS EAST, 169.98 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, 340.00 FEET ALONG THE WESTERLY LINE OF GREENWOOD COMMONS-SECTION 1 AS RECORDED AS INSTRUMENT NUMBER 5845 IN PLAT BOOK C, PAGES 227 AND 228 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA TO A POINT ON THE SOUTH LINE OF SAID HALF QUARTER SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, 1187.49 FEET ALONG SAID SOUTH LINE TO THE BEGINNING POINT OF THIS DESCRIPTION, CONTAINING 17.91 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS OF WAYS AND RESTRICTIONS OF RECORD.

THIS SUBDIVISION CONTAINS THIRTY-FIVE (35) LOTS NUMBERED TWO HUNDRED FIFTY-SEVEN (257) THROUGH TWO HUNDRED NINETY-ONE (291) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS OF WAYS AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST, 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; AND THAT THIS PLAT COMPLES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DEVOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS 6th DAY OF July, 1995.



*Norman H. Hisekman*  
NORMAN H. HISELMAN  
REG. LAND SURVEYOR #S 0461

1. JEROME P. MARTIN, OWNER HEREBY MAKE PLAT, SUBDIVIDE LOTS AND STREETS IN ACCORDANCE WITH THE FOLLOWING RESTRICTIONS AND HEREBY DECLARED TO BE RESTRICTIVE COVENANTS ARE AS FOLLOWS:

- 1.) THIS SUBDIVISION SHALL BE COMMONS-SECTION NINE AND PUBLIC UTILITIES ARE HEREBY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE, GOVERNMENTAL BODY
- 2.) THE STREETS AND PUBLIC UTILITIES STAND TO PUBLIC USE, GOVERNMENTAL BODY
- 3.) THE STRIPS OF GRASS, DRAINAGE AND UTILITIES SUBJECT TO THE PUBLIC UTILITIES SEWER MAINS, FOLIAGE AND TO THE EASEMENTS AND TO THE EASEMENTS STRUCTURES ARE TO OF LAND; BUT OWNERS THEIR TITLES SUBJECT AND THE RIGHTS OF SUBDIVISION.
- 4.) ANY FIELD TILE OR UNRECORDED CONSTRUCTION OF ANY KIND SHALL BE PERPETUALLY SUBJECT TO THE PUBLIC UTILITIES DRAINAGE
- 5.) DRAINAGE SWALES (DITCHES) WITHIN THE RIGHT OF WAY TO BE ALTERED, DULY MAINTAINED WITHOUT THE BOARD OF PUBLIC UTILITIES. SWALES SHALL BE CONTAINED ON THE EASEMENTS AND TO THE EASEMENTS WATER, DRIVEWAYS AND DITCHES ONLY WHEN APPROVED STRUCTURES
- 6.) ANY PROPERTY OWNER SHALL MAINTAIN THESE DRAINAGE STRUCTURES RESPONSIBLE FOR SUCH NOTICE BY CERTIFIED MAIL. IF NO ACTION IS TAKEN, REPAIRS TO BE MADE IMMEDIATE PAYMENT AGAINST THE PROPERTY.
- 7.) NO FENCE, WALL, HEDGEBANK OR OTHER OBSTACLE SIMILAR ITEM WHICH IS FORMED BY A LINE INTERSECTION OF SAID STREETS AND 50 FEET A ROUNDED PROPERTY STREET RIGHT OF WAY LINE
- 8.) THE SAME SIGHT LINE WITHIN 10 FEET FROM THE WAY WITH THE EDGE OF DRIVEWAY SHALL BE INTERSECTION OF TWO FOR CORNER LOTS.

# MONSIEUR LE INDIANA

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS GREENWOOD COMMONS--SECTION NINE IN 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 RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION.
- 3.) 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 THIS 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.
- 4.) 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, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE ILLINOIS DRAINAGE CODE OF 1985.
- 5.) DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUGOUT FILED IN, TILED OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. PROPERTY OWNERS MUST MAINTAIN 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 MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED COLLECTERS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE B.P.W. & S.
- 6.) ANY PROPERTY OWNER ALTERING, CHANGING 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 B.P.W. & S. 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.
- 7.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED.
- 8.) THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT OF WAY WITH THE EDGE OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTERLINES OR WITHIN 70 FEET FOR CORNER LOTS.

9.) WHERE THE SANITARY DRAINAGE SYSTEM CAN BE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR PLUMBING OR FLOOR DRAIN IS IN MINIMUM OF 12 INCHES ABOVE THE TOP OF THE UPSTREAM MANHOLE CASTING NEAREST TO CONNECTION. WHERE PART OF THE DRAINING DISCHARGED TO THE SEWER BY GRAVITY FLOW SYSTEM SHALL BE DISCHARGED INTO A TRVENTED SUMP FROM WHICH THE CONTENTS DISCHARGED INTO THE BUILDING DRAIN MINIMUM OF 12 INCHES ABOVE THE TOP OF THE OR UPSTREAM MANHOLE CASTING NEAREST TO CONNECTION.

10.) THE FOLLOWING DIMENSIONAL VARIANCES WERE GREENWOOD BOARD OF ZONING APPEALS ON PART OF DOCKET V89-07:

- A. REDUCTION OF INTERIOR STREET RIGHT OF WAY SIXTY (60) FEET TO FIFTY (50) FEET.
- D. REDUCTION OF SIDE YARD SETBACK FEET TO TEN (10) FEET.

THE FOLLOWING CONDITIONS MUST BE MET A PROVISION OF A TEN (10) FOOT EASEMENT ALONG THE REDUCED RIGHT OF WAY.

11.) ALL THE LANDS IN THE SUBDIVISION AND THE PARTS THEREOF IN THE SUBDIVISION AND THE USE OF THE SUBDIVISION BY PRESENT AND FUTURE OWNERS BE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS OF GREENWOOD COMMONS, COMMISSIONED AS INSTRUMENT NUMBER 93012231-D 1993, AND REVISED IN RECORD BOOK 88, PAGE 1993, THE RECORDER OF JOHNSON COUNTY, INDIANA, INCORPORATED INTO THIS FINAL PLAT TO THE SAID SET FORTH HEREIN.

WITNESS MY HAND AND SEAL THIS 6th DAY OF July.

*Jerome P. Martin*  
JEROME P. MARTIN  
OWNER

STATE OF INDIANA }  
COUNTY OF JOHNSON }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, APPEARED JEROME P. MARTIN, OWNER, AND HE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF July.



*Linda K. Fox*  
LINDA K. FOX, NOTARY P  
RESIDENT OF MARION CO  
MY COMMISSION EXPIRES

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL GREENWOOD, JOHNSON COUNTY, INDIANA, TO--WIT:

SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY ON THE 16th DAY OF September 1995.

DESIGNATED OFFICIAL KEVIN A. HOOVER ATTEST: *Kevin Hoover* D

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS, GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEED THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 12th DAY OF July 1995.

*Margaret M. C. Govern*  
MARGARET M.C. GOVERN  
MAYOR  
RICHARD E. HEINER

ATTEST: *Genevieve Worsham*  
GENEVIEWE WORSHAM  
CLERK--TREASURER

ENTERED FOR TAXATION THIS 12th DAY OF July 1995.  
*Betty E. D*  
BETTY E. SPRINGER  
JOHNSON COUNTY AUDIT

INSTRUMENT NO. 95011805  
RECEIVED FOR RECORD THIS 12th DAY OF July 1995.  
7:25 P.M. AND RECORDED IN PLAT BOOK 88 PAGE 1993  
FEE: 20.00  
*Jean Harmon*  
JEAN HARMON  
JOHNSON COUNTY REC'D

*Maria A. Johnson*

9.) WHERE THE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION, WHERE PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW, THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SWAMP FROM WHICH THE CONTENTS SHALL BE LIFTED AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

10.) THE FOLLOWING DIMENSIONAL VARIANCES WERE GRANTED BY THE GREENWOOD BOARD OF ZONING APPEALS ON APRIL 10, 1989, AS PART OF DOCKET VB9-07:  
A. REDUCTION OF INTERIOR STREET RIGHT OF WAYS FROM SIXTY (60) FEET TO FIFTY (50) FEET.  
D. REDUCTION OF SIDE YARD SETBACK FROM TWELVE (12) FEET TO TEN (10) FEET.  
THE FOLLOWING CONDITIONS MUST BE MET AS PART OF GRANTING DIMENSIONAL VARIANCES:  
A. PROVISION OF A TEN (10) FOOT MINIMUM UTILITY EASEMENT ALONG THE REDUCED RIGHT OF WAY.

11.) ALL THE LANDS IN THE SUBDIVISION AND THE USE OF THE 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 DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GREENWOOD COMMONS-COMUNITIES ORIGINALLY RECORDED AS INSTRUMENT NUMBER 930122211 ON THE 15TH DAY OF FEBRUARY 1993, AND REVISED IN RECORD BOOK 88, PAGE 602, IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, WHICH ARE HEREBY INCORPORATED INTO THIS FINAL PLAT TO THE SAME EXTENT AS IF FULLY SET FORTH HEREIN.

WITNESS MY HAND AND SEAL THIS 6TH DAY OF July, 1995.

*Jerome P. Martin*  
JEROME P. MARTIN  
OWNER

STATE OF INDIANA }  
COUNTY OF JOHNSON }

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEROME P. MARTIN, OWNER, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 6th DAY OF July, 1995.



*Linda K. Fox*  
LINDA K. FOX, NOTARY PUBLIC  
RESIDENT OF MARION COUNTY  
MY COMMISSION EXPIRES: 3/12/97

THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, TO-WIT:  
SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD ADVISORY PLAN COMMISSION ON THE 18th DAY OF September, 1995.

*Kevin A. Hoover*  
DESIGNATED OFFICIAL KEVIN A. HOOVER  
ATTEST: *Clinton E. Ferguson*  
DIRECTOR, CLINTON E. FERGUSON  
PLAN COMMISSION

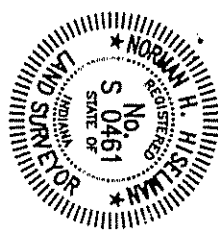
BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 12th DAY OF July, 1995.

*Margaret McGovern*  
MARGARET MC GOVERN  
MAYOR  
ATTEST: *Genevieve Worsham*  
GENEVIEWE WORSHAM  
CLERK-TREASURER  
*Richard E. Henney*  
RICHARD E. HENNEY  
MEMBER  
*Kevin Kelley*  
KEVIN KELLEY  
MEMBER

ENTERED FOR TAXATION THIS 12th DAY OF July, 1995.  
*Betty E. Stringer*  
BETTY E. STRINGER  
JOHNSON COUNTY AUDITOR

INSTRUMENT NO. 95011805  
RECEIVED FOR RECORD THIS 12th DAY OF July, 1995, AT [unclear]  
FEE: 20.00  
*Jean Harmon*  
JEAN HARMON  
JOHNSON COUNTY RECORDER

*Maria A. Hoel*  
Johnson County Recorder



**PROJECTS plus**  
GREENWOOD SURVEYING COMPANY  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
420 South Emerson Ave. - Greenwood, Indiana 46143  
(317)-882-5003