

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, ROBERT L. RYHARD, SR. AND MYRTLE M. RYHARD, HUSBAND AND WIFE OF JOHNSON COUNTY, INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN JOHNSON COUNTY, INDIANA, TO-WIT:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13, NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 88 DEGREES 22 MINUTES EAST (ASSUMED BEARING) 200.00 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 22 MINUTES LAST ON AND ALONG SAID SOUTH LINE A DISTANCE OF 725.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES EAST 755.01 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST 50.00 FEET; THENCE SOUTH 65 DEGREES 34 MINUTES 10 SECONDS WEST 324.52 FEET; THENCE ON A CURVE HAVING A RADIUS OF 292.46 FEET A DISTANCE OF 74.36 FEET, THE CHORD OF WHICH DISTANCE HAS A BEARING OF NORTH 33 DEGREES 42 MINUTES 45 SECONDS WEST AND A LENGTH OF 74.17 FEET; THENCE SOUTH 49 DEGREES 00 MINUTES WEST 50.00 FEET; THENCE NORTH 41 DEGREES 00 MINUTES WEST 54.35 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 52 SECONDS WEST 142.45 FEET; THENCE NORTH 64 DEGREES 58 MINUTES 50 SECONDS WEST 294.09 FEET; THENCE SOUTH 49 DEGREES 09 MINUTES 30 SECONDS WEST 130.00 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES EAST ON AND ALONG SAID WEST LINE A DISTANCE OF 414.79 FEET; THENCE NORTH 88 DEGREES 22 MINUTES EAST 200.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES LAST 235.01 FEET TO THE PLACE OF BEGINNING, CONTAINING 13.31 ACRES, MORE OR LESS.

DO HEREBY MAKE, PLAT, SUBDIVIDE, LAY OFF AND DEDICATE SAID DESCRIBED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HERETO ATTACHED, WHICH SUBDIVISION SHALL BE KNOWN AS "HORIZON ESTATES - FIRST SECTION"

1. LAND USE AND BUILDING TYPE:

ALL BUILDING AND SITES IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL BUILDING SITES. NO STRUCTURE SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY BUILDING SITE OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE OR CARPORT FOR NOT MORE THAN THREE CARS.

2. DWELLING SIZE:

NO DWELLING SHALL BE PERMITTED ON ANY LOT, THE HABITABLE FLOOR AREA OF WHICH, EXCLUSIVE OF BASEMENTS, PORCHES AND GARAGES OR CARPORTS, IS LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR LESS THAN 900 SQUARE FEET OF HABITABLE FIRST FLOOR AREA IN THE CASE OF A TWO STORY STRUCTURE.

3. BUILDING LOCATION:

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 LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SETBACK (BOTH SIDES) MUST BE AT LEAST 25 FEET. A TEN FOOT SIDE YARD SETBACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL BUILDING, IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. 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 ENCRoACH UPON ANOTHER LOT.

4. EASEMENTS:

EASEMENTS FOR INSTALLATION AND MAINTENANCES OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT.

5. NUISANCES:

NO NOXIOUS 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.

6. TEMPORARY STRUCTURE:

NO STRUCTURES 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.

7. SIGNS:

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 EIGHT FEET BY TWELVE FEET ADVERTISING THE PROPERTY, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

8. GARBAGE AND REFUSE DISPOSAL:

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

9. LIVESTOCK AND POULTRY:

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 PURPOSES.

10. SIGHT DISTANCES:

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN THREE AND SIX FEET ABOVE THE ROADWAY 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 THEM AT POINTS TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN 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 UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO FENCE OR WALL SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE.

11. OIL OR MINING OPERATIONS:

NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OR 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.

12. GENERAL PROVISIONS

TERM: 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 TWENTY-FIVE 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 ANY TIME FOLLOWING RECORDATION) AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

ENFORCEMENT: E  
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SEVERABILITY: C  
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IN WITNESS WHEREOF  
M. RYHARD, HUSB

*Robert*  
ROBER

STATE OF INDIAN  
COUNTY OF JOHNS

BEFORE ME, THE  
RYHARD, SR. AND  
THEIR VOLUNTARY  
WITNESS MY HAND

MY COMMISSION E

*July 21, 11*

I, GILMORE C. A  
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APPROVED BY THE

*Harlin P*  
HARLIN PRT

UNDER AUTHORITY  
PLAT WAS GIVEN  
HELD ON THE

*Maurice*  
MAURICE MELARTY

ENTERED FOR TAX

no. 91235

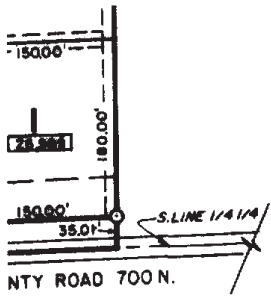
RECEIVED FOR RE

PLAT BOOK NO. -

FEE 5.00

APPROVED BY THE

*Glen Sanders*  
GLEN SANDERS,



Horizon Estates - First Section

ENFORCEMENT: ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGE.

SEVERABILITY: 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.

IN WITNESS WHEREOF, THIS 21 DAY OF August, 1973, ROBERT L. RYNARD, SR. AND MYRTLE M. RYNARD, HUSBAND AND WIFE, HAVE SET THEIR HANDS AND SEALS.

Robert L. Rynard Sr.  
ROBERT L. RYNARD, SR.

Myrtle M. Rynard  
MYRTLE M. RYNARD

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED ROBERT L. RYNARD, SR. AND MYRTLE M. RYNARD, AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS BEING THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSE CONTAINED THERETO.

WITNESS MY HAND AND NOTARIAL SEAL THIS 21 DAY OF August, 1973.

Myrtle M. Rynard  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 22, 1977

I, GILMORE C. ABPLANALP, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JULY, 1973, AND THE MONUMENTS SHOWN THEREON WILL BE INSTALLED PRIOR TO RELEASE OF STREET BOND, AND THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



Gilmore C. Abplanalp  
GILMORE C. ABPLANALP  
REG. LAND SURVEYOR No. 9792  
AUGUST 10, 1973

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY, 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 BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD August 20, 1973.

Harlin Prince  
HARLIN PRINCE, CHAIRMAN

James D. Barnett  
JAMES D. BARNETT, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, 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 11 DAY OF February, 1974.

Maurice McCarty  
MAURICE McCARTY, MEMBER

Glen Sanders  
GLEN SANDERS, MEMBER

Norman McMillin  
NORMAN McMILLIN, PRESIDENT

ENTERED FOR TAXATION THIS 5 DAY OF March, 1974.

June M. Wood  
JUNE M. WOOD  
AUDITOR, JOHNSON

NO. 012358  
RECEIVED FOR RECORD THIS 5th DAY OF March, 1974, AT 10:45 A. AND RECORDED IN PLAT BOOK NO. 7, PAGE NO. 69.

Mary Etta Hougland  
MARY ETTA HOUGLAND  
RECORDER, JOHNSON COUNTY

FEE 5.00

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD August 27, 1973.

Glen Sanders  
GLEN SANDERS, PRESIDENT

Norman McMillin  
NORMAN McMILLIN, MEMBER

Maurice McCarty  
MAURICE McCARTY, MEMBER