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CORNER  
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HORIZON ESTATES - FIRST SECTION

TOO N

DESCRIPTION

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS (ASSUMED BEING THE WEST LINE OF SAID HALF QUARTER SECTION AND THE WEST LINE OF HORIZON ESTATES); FIRST BEARING WITH THE WEST LINE OF SAID HALF QUARTER SECTION AND THE WEST LINE OF HORIZON ESTATES; FIRST BEARING WITH THE WEST LINE OF SAID HALF QUARTER SECTION 699.60 FEET TO THE MOST NORTHWEST CORNER OF LOT NO. 11 IN SAID HORIZON ESTATES AND BEING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WITH THE MOST SOUTHWESTERLY CORNER OF SAID LOT NO. 11; THENCE NORTH 08 DEGREES 45 MINUTES EAST WITH THE NORTH LINE OF SAID HALF QUARTER SECTION AND WITH THE SOUTH LINE OF SAID MARK II ADDITION 874.88 FEET; THENCE SOUTH 00 MINUTES 00 SECONDS 1919.05 FEET TO THE MOST NORTHWEST CORNER OF LOT NO. 62 IN SAID HORIZON ESTATES, FIRST SECTION; THENCE SOUTH 65 DEGREES 34 MINUTES 10 SECONDS WEST WITH THE NORTH LINE OF SAID LOT NO. 62 A DISTANCE OF 324.32 FEET TO THE MOST NORTHWEST CORNER OF THE NORTH LINE OF SAID LOT NO. 62 A DISTANCE OF 292.46 FEET AND A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES; THENCE NORTH 74.38 FEET WHICH CURVE HAS A RADIUS OF 292.46 FEET AND A CENTRAL ANGLE OF 48 DEGREES 00 MINUTES; SAID ARC OF SAID CURVE HAVING A CHORD BEARING OF NORTH 33 DEGREES 42 MINUTES 45 SECONDS WEST AND A CHORD DISTANCE OF 74.17 FEET; THENCE SOUTH 49 DEGREES 00 MINUTES WEST WITH A NORTHERLY LINE OF SAID HORIZON ESTATES 50.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT NO. 13; THENCE NORTH 48 DEGREES 00 MINUTES WEST WITH THE EASTERLY LINE OF SAID LOT NO. 13 A DISTANCE OF 54.35 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 47 DEGREES 21 MINUTES 52 SECONDS WEST WITH THE NORTHERLY LINE OF SAID LOT NO. 13 A DISTANCE OF 142.45 FEET; THENCE NORTH 64 DEGREES 38 MINUTES 50 SECONDS WEST WITH THE NORTHERLY LINE OF SAID LOT NO. 13 AND 82 A DISTANCE OF 294.09 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT NO. 13; THENCE SOUTH 49 DEGREES 09 MINUTES 30 SECONDS WEST WITH A NORTHERLY LINE OF SAID LOT NO. 13 A DISTANCE OF 130.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 40.253 ACRES, MORE OR LESS.

WE THE UNDERSIGNED, JOHN FEWELL, HUSBAND AND WIFE, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAWFULLY AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED "HORIZON ESTATES-SECOND SECTION" IN WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

1. No lot shall be used except for residential purposes and 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 attached garage for not more than three (3) cars.
2. 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, not less than 900 square feet for a dwelling of more than one story.
3. 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 record plat. In any event, no building shall be located on any lot nearer than 35 feet to the front lot line, or nearer than 35 feet to any side street line. No building shall be located nearer than 12 feet to an interior lot line, for the purpose of this covenant, driveway, 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, on a lot to encroach upon another lot.
4. Front building setback lines are hereby established as shown on this plat, between which lines and property line of the streets there shall be erected or maintained no building or structure. The strips of ground shown on this plat and marked "utility and drainage easement" are reserved for drainage and 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. In addition a green and one half foot drainage easement is reserved on both sides of side lot lines. 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 the subdivision.

ALL LOT CORNERS WILL BE MARKED WITH MARKERS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ACT



GUERRE C. ASPLANAKI  
REGISTERED LAND SURVEYOR No. 9792  
SEPTEMBER 12, 1977

BY: *Marlin H. Prince* MARLIN H. PRINCE

*Floyd E. Estes* FLOYD E. ESTES

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA, THAT THE PLAT AND HEREBY APPROVED AND ACCEPTED THIS 5TH DAY OF MAY 1978

*Johnnie Sturgeon* JOHNIE STURGEON  
KEDRIC STURGEON

*William R. Drake* WILLIAM R. DRAKE

ENTERED FOR TAXATION THIS 28 DAY OF June 1978.

JOHN M. MOOD,  
JOHNSON COUNTY

NO. 08950 RECEIVED FOR RECORD THIS 28 DAY OF June 1978, AT 9:5

RECORDED IN PLAT BOOK 9 PAGE 50

FEE 7.50

Prepared By:  
FRESSE AND ASPLANAKI  
CIVIL ENGINEERS  
FRANKLIN, INDIANA

For Easement see I  
page 958 and plat  
C-107 (Replat)  
Horizon Estates 21

# SECOND SECTION

WHITE RIVER TWP.  
JOHNSON CO., IND.

- D.E. ——— DRAINAGE EASEMENT
- U.D.E. ——— UTILITY & DRAINAGE EASEMENT
- ⊙ ——— CONCRETE MONUMENT (4" X 4" PRECAST)
- BLDG. LINE — BUILDING LINE
- ARC ——— ARC DISTANCE
- CH. ——— CHORD DISTANCE

21,348 LOT AREA OF EACH LOT

⊙ IRON DOWEL

ALL CORNER LOT DIMENSIONS & AREAS ARE TO THE VERTEX OF A 20' RADIUS.

**NOTE:**

A 7.5' U.D.E. IS RESERVED ALONG THE SIDE & REAR LOT LINE OF EACH LOT UNLESS INDICATED OTHERWISE.



*Horizon Estates - Second Section*

1	OUT	4P 00'	267.46'	100.00'
	IN		298.73'	86.37'
2	OUT	2P 00'	328.73'	88.09'
	IN		348.73'	84.83'
3	OUT	4P 00'	711.87'	268.88'
	IN		738.87'	275.48'
4	OUT	40°50'30"	163.02'	70.00'
	IN		188.02'	78.81'
5	OUT	49°00'	216.37'	98.61'
	IN		241.37'	110.00'
6	OUT	49°00'	184.57'	86.39'
	IN		200.57'	98.61'
7	OUT	80°15'	230.88'	100.27'
	IN		255.88'	121.39'

5. 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, and similar equipment shall not be kept or stored in the front or side yards.
6. No structure of a temporary character, trailer, boat, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently, nor shall a partially completed dwelling be permitted.
7. 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.
8. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other wastes 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. 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.
10. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 5 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 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 or alleyway. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstructions of such sight lines and all existing farm fences bordering on lots shall be maintained by the lot owner in a condition to contain livestock using contiguous lands.
11. No oil drilling, oil development operations, 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.
12. Obstructions 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, on file with the Johnson County Plan Commission.
13. At no time shall any unlicensed, unoperative automobile or truck be permitted on any lot.
14. No water supply system or individual sewage disposal system shall be permitted on any lot unless such system is approved by Johnson County Authorities having jurisdiction, and is located, designed, and constructed in accordance with requirements, standards, and recommendations of the Indiana State Board of Health.
15. 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, and further, that portion of natural waterways through a lot shall be maintained by the owner thereof.
16. 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.
17. These restrictions are hereby declared to be covenants running with this land and shall be binding on all parties and all persons claiming under them for a period of twenty-five (25) years from the date these covenants are recorded after which time said covenants shall be automatically extended or successive periods of ten (10) years unless, at any time following recordation an instrument signed by a majority of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part.

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

WE, JOHN FEWELL and CAROLINE FEWELL, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAN, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

*John Fewell*  
JOHN FEWELL

*Caroline Fewell*  
CAROLINE FEWELL

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

*Martetta Baker*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JOHN FEWELL AND CAROLINE FEWELL, PERSONALLY KNOWN TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 5 DAY OF June, A.D., 1978.

MY COMMISSION EXPIRES:

July 27, 1981

*Martetta Baker*  
MARTETTA BAKER, NOTARY PUBLIC  
RESIDENT OF JOHNSON COUNTY

STATE OF INDIANA )  
COUNTY OF JOHNSON ) SS:

I, GILMORE C. ABPLANALP, 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 PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN PLAN. THIS PLAN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

ALL LOT CORNERS WILL BE MARKED WITH MARKERS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.



*Gilmore C. Abplanalp*  
GILMORE C. ABPLANALP  
REGISTERED LAND SURVEYOR No. 9792