

JOHNSON

ACRES

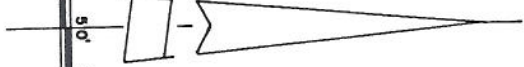
13148

RECEIVED FOR RECORD
AT 5:02 O'CLOCK P.M.

JUL 7 1976

BOOK 5 PAGE 153-17
REGISTERED HAMILTON COUNTY, INDIANA

0 25' 50' 75' 100'
Graphic Scale

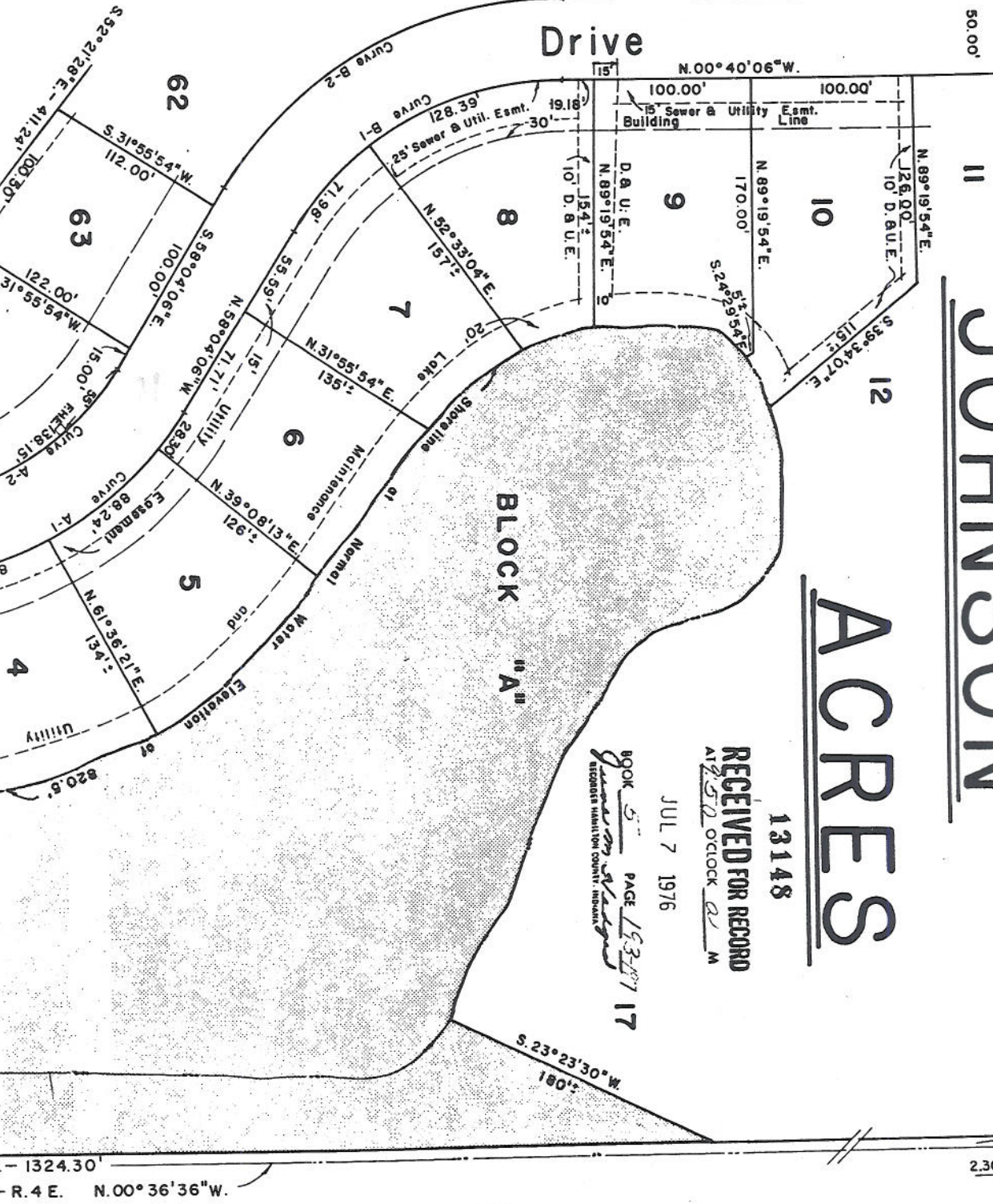


5.39' NE. Corner S.W. 1/4 - SE. 1/4
Sec. 20 - T. 18N. - R. 4 E.

O'Baro
COURT

Drive

BLOCK "A"



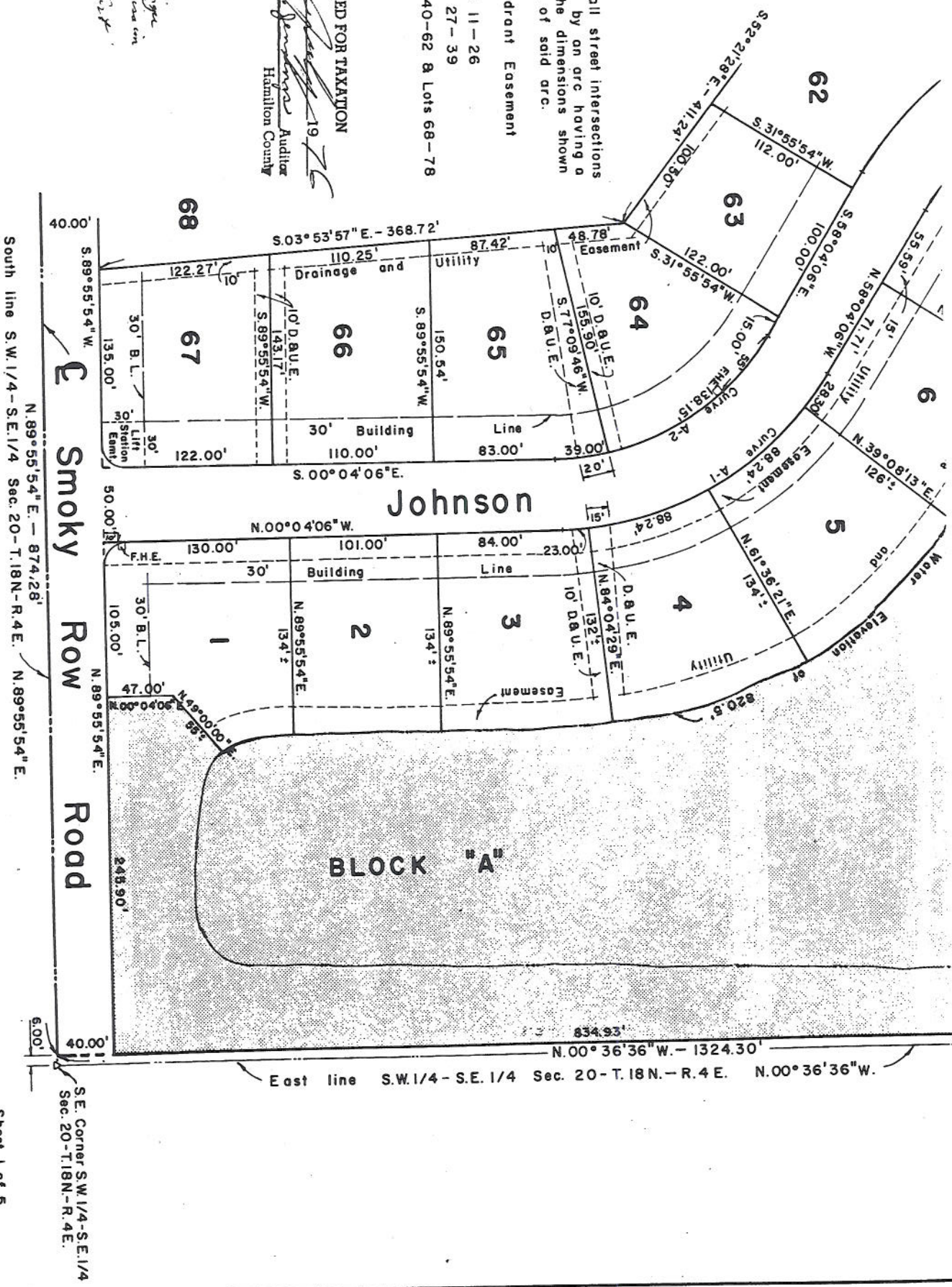
See Annexation see Misc. 149 pg 697

NOTES:
 Property lines of all street intersections shall be rounded off by an arc having a radius of 15 feet. The dimensions shown on this are to the P.I. of said arc.

F.H.E. = 3'x3' Fire Hydrant Easement
 See Sheet 2 for Lots 11-26
 See Sheet 3 for Lots 27-39
 See Sheet 4 for Lots 40-62 & Lots 68-78

DULY ENTERED FOR TAXATION
 7 day
 Audited
 Hamilton County

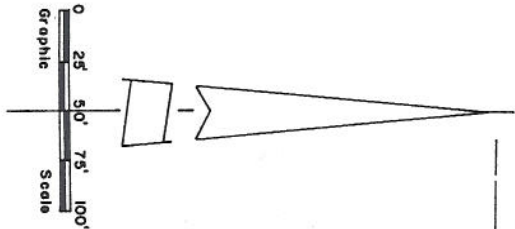
Virginia K. Stanger
 Public Plan Commission in
 Hamilton County



JOHNSON ACRES

North line S.W. 1/4 - S.E. 1/4 Sec. 20 - T. 18 N. - R. 4 E. $S. 89^{\circ}59'36''E.$
 $N. 89^{\circ}59'36''W. - 1020.69'$

N.E. Corner S.W. 1/4 - S.E. 1/4
 Sec. 20 - T. 18 N. - R. 4 E.



NOTES:

Property lines at all street intersections shall be rounded off by an arc having a radius of 15 feet. The dimensions shown on this plat are to the P.I. of said arc.

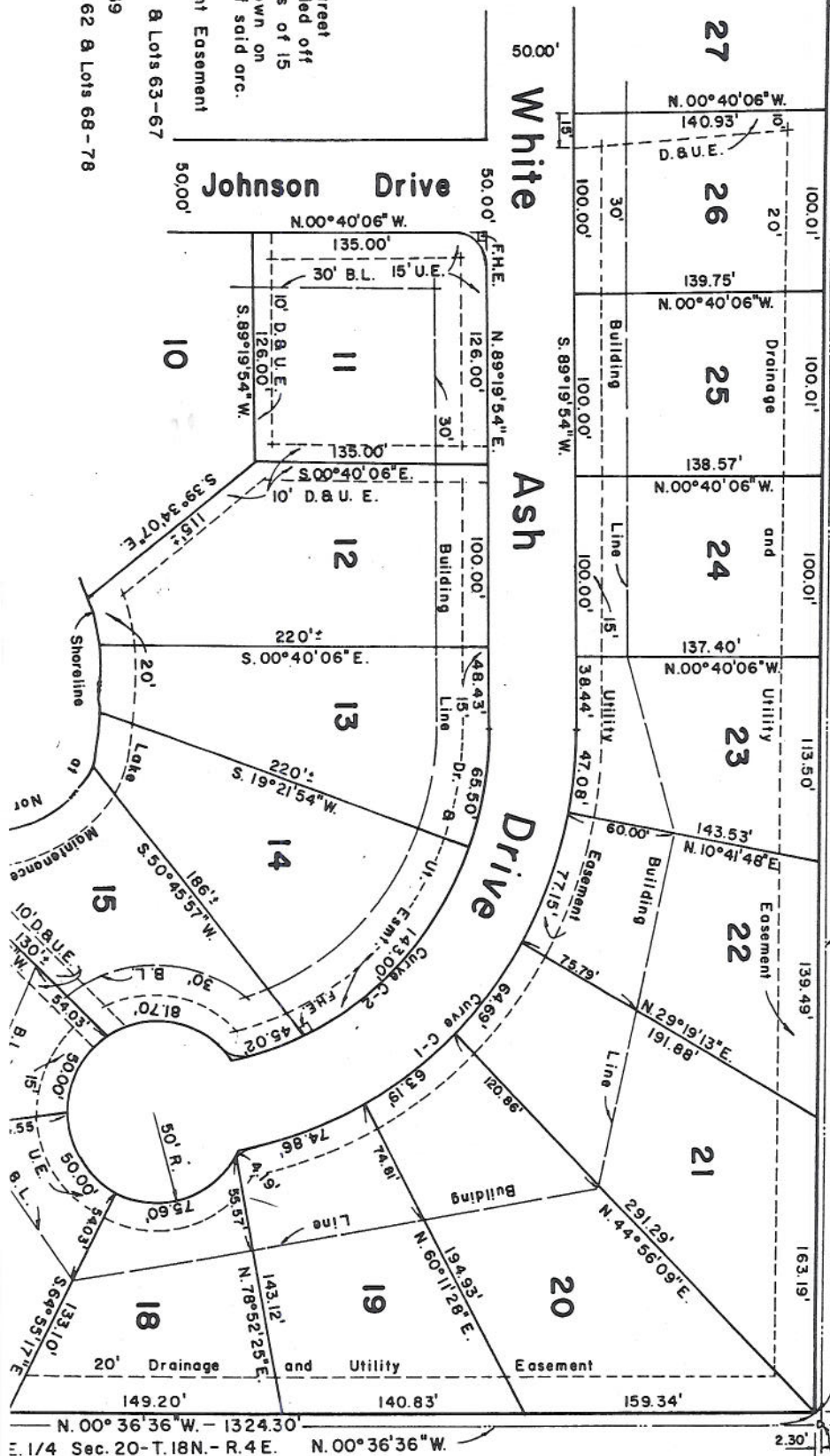
F.H.E. = 3'X3' Fire Hydrant Easement

See Sheet 1 for Lots 1-10 & Lots 63-67

A Block "A"

See Sheet 3 for Lots 27-39

See Sheet 4 for Lots 40-62 & Lots 68-78



NOTES:
 Property lines at all street intersections shall be rounded off by an arc having a radius of 15 feet. The dimensions shown on this plat are to the P.L. of said arc.

F.H.E. = 3'X3' Fire Hydrant Easement

See Sheet 1 for Lots 1-10 & Lots 63-67

See Sheet 3 for Lots 27-39

See Sheet 4 for Lots 40-62 & Lots 68-78

I, the undersigned, being a duly registered land surveyor in the State of Indiana, hereby certify that the within plat represents a subdivision of a part of the Southeast Quarter and part of the Southwest Quarter of Section 20, Township 18 North, Range 4 East in Clay Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of Section 20, Township 18 North, Range 4 East; thence North 89 degrees 55 minutes 54 seconds East (assumed bearing) on and along the South line of said Southeast Quarter 205.00 feet; thence North 00 degrees 06 minutes 06 seconds West parallel with the West line of said Southeast Quarter 272.25 feet; thence North 89 degrees 55 minutes 54 seconds East parallel with said South line 160.00 feet; thence South 00 degrees 40 minutes 06 seconds East parallel with said West line 272.25 feet to the South line of said Southeast Quarter; thence North 89 degrees 55 minutes 54 seconds East on and along said South line 874.28 feet to a point 6.00 feet West of the Southeast corner of the Southwest Quarter of said Southeast Quarter; thence North 00 degrees 36 minutes 36 seconds West parallel with the East line of said Southeast Quarter 1324.30 feet to a point 2.30 feet South of the North line of said Quarter Quarter; thence North 89 degrees 59 minutes 38 seconds West parallel with said North line 1020.69 feet; thence North 89 degrees 44 minutes 42 seconds West on and along a line which passes through a point on the West line of said Southeast Quarter 0.85 feet South of the Northwest corner of the Southwest Quarter of said Southeast Quarter 335.30 feet; thence South 40 degrees 41 minutes 49 seconds West 21.59 feet; thence South 24 degrees 4 minutes 35 seconds East 187.89 feet to a point on non-tangent curve to the left having a radius of 225.00 feet, the radius point of which bears South 24 degrees 44 minutes 35 seconds East from said point; thence Southwesterly on and along said curve to the left 121.43 feet to a point which is North 55 degrees 40 minutes 06 seconds West from said radius point; thence South 34 degrees 19 minutes 54 seconds West 106.91 feet; thence South 55 degrees 40 minutes 06 seconds East 205.00 feet; thence South 34 degrees 19 minutes 54 seconds West 57.54 feet to the West line of said Southeast Quarter; thence South 00 degrees 40 minutes 06 seconds East on and along said West line 314.78 feet to a point 515.00 feet North of the Southwest corner of said Southeast Quarter; thence South 14 degrees 41 minutes 20 seconds West 490.53 feet to a point 40.00 feet North and 130.00 feet West of said Southwest Quarter; thence South 00 degrees 04 minutes 47 seconds West 40.00 feet to the South line of the Southwest Quarter of said Section 20; thence South 89 degrees 55 minutes 13 seconds East on and along said South line 130.52 feet to the place of beginning, containing 40.45 acres, more or less. Subject to all legal easements and rights of way.

This subdivision consists of 78 lots, numbered 1 through 78, both inclusive and Block "A", with streets as shown hereon, the size of lots and the width of streets are shown in figures denoting feet and decimal parts thereof.

Witness my signature this 18th day of May 1976.

DULY ENTERED FOR TAXATION

1 day of May 1976
 Auditor
 Hamilton County

Alan H. Wehne, Reg. L.S. - Indiana #10398

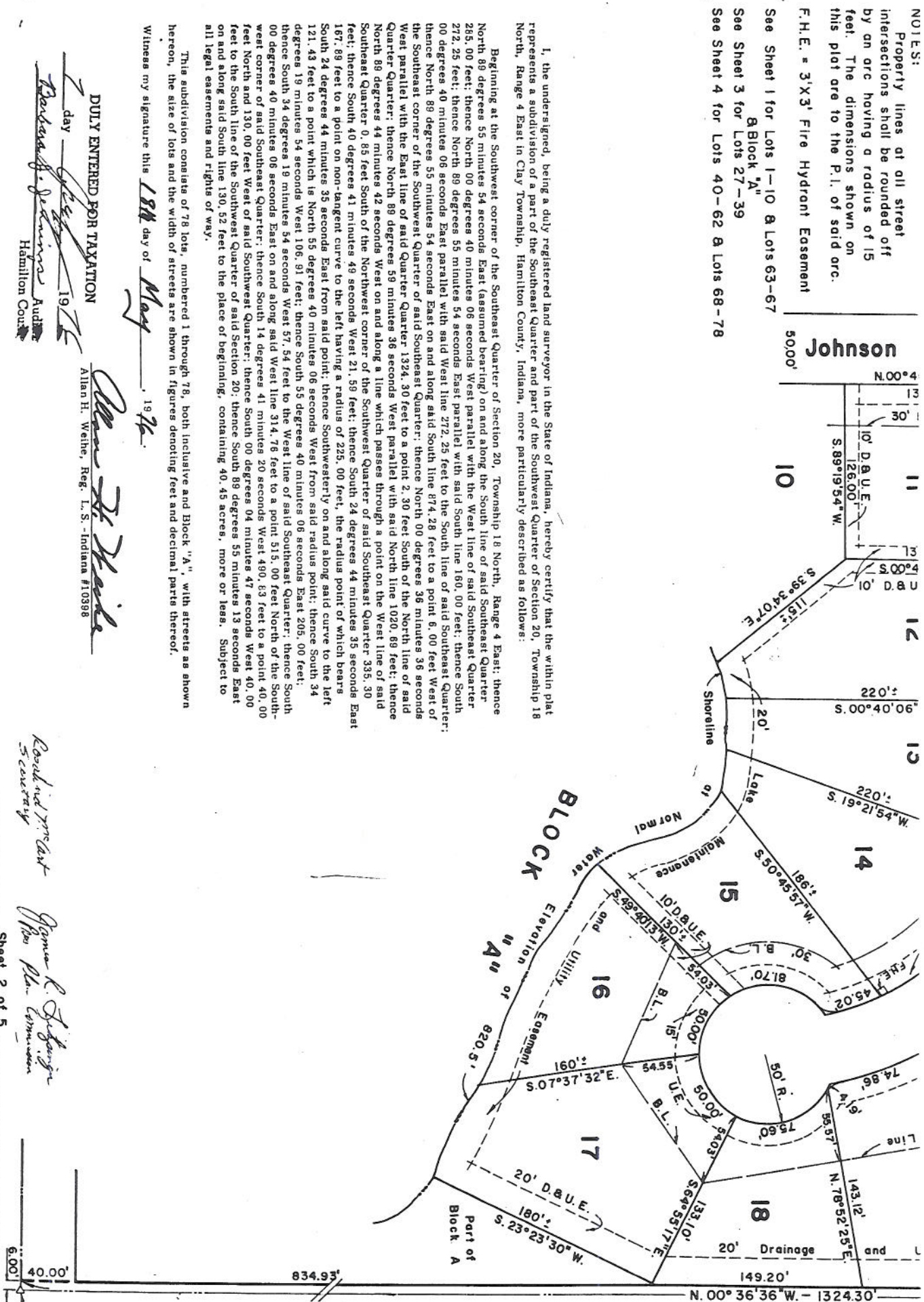
Record and Plat Secretary

Garnett E. DeLong

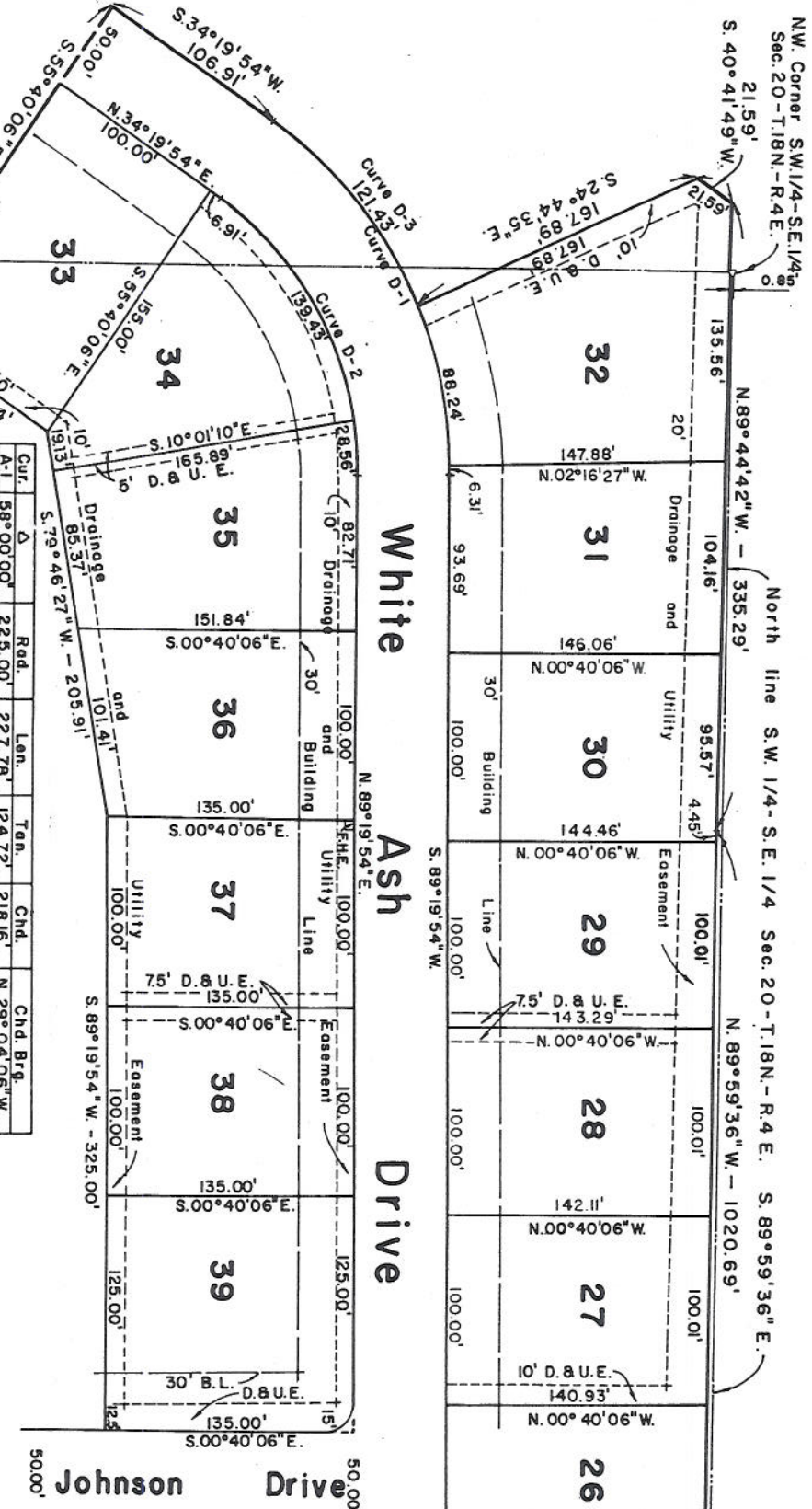
Sheet 2 of 5

S.E. Corner S.W. 1/4 - S.E. 1/4
 Sec. 20 - T. 18N. - R. 4E.

East line S.W. 1/4 - S.E. 1/4 Sec. 20 - T. 18N. - R. 4E. N. 00°

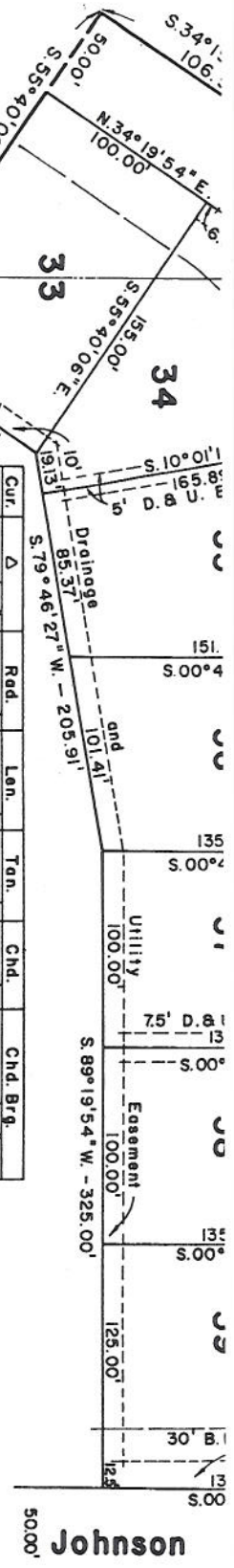


JOHNSON ACRES



Cur.	Δ	Red.	Len.	Ten.	Chd.	Chd. Brg.
A-1	58° 00' 00"	225.00'	22.77'	124.72'	218.16'	N. 29° 04' 06" W.
Σ	58° 00' 00"	200.00'	202.46'	110.86'	193.82'	N. 29° 04' 06" W.
A-2	58° 00' 00"	175.00'	17.15'	97.00'	169.69'	S. 29° 04' 06" E.
B-1	57° 24' 00"	200.00'	200.37'	109.50'	192.09'	N. 29° 22' 06" W.
Σ	57° 24' 00"	225.00'	225.41'	123.18'	216.10'	N. 29° 22' 06" W.
B-2	57° 24' 00"	250.00'	250.45'	136.87'	240.11'	S. 29° 22' 06" E.
C-1	78° 55' 52"	237.34'	326.97'	195.41'	301.71'	N. 51° 12' 10" W.
Σ	90° 00' 00"	212.34'	333.54'	212.34'	300.29'	S. 45° 40' 06" E.

NOTES:
 Property lines at all street intersections shall be rounded



NOTES:
 Property lines of all street intersections shall be rounded off by an arc having a radius of 15 feet. The dimensions shown on this plat are to the P.I. of said arc.

F.H.E. = 3'X3' Fire Hydrant Easement

See Sheet 1 for Lots 1-10,
 Lots 63-67 & Block "A"
 See Sheet 2 for Lots 11-26
 See Sheet 4 for Lots 40-62
 & Lots 68-78

West line S.W.1/4 - S.E.1/4 Sec. 20 - T.18N-R.4
 S.00°40'06"E
 314.76'

DULY ENTERED FOR TAXATION
 19 25
 day *[Signature]*
 Auditor
 Hamilton County

Cur.	Δ	Rgd.	Len.	Chd.	Chd. Brq.
A-1	58°00'00"	225.00'	23.00'	22.99'	N.02°59'48"W
A-2	58°00'00"	200.00'	22.50'	22.46'	N.17°09'35"W
B-1	57°24'00"	200.00'	22.50'	22.46'	N.17°09'35"W
B-2	57°24'00"	200.00'	22.50'	22.46'	N.17°09'35"W
C-1	78°55'52"	237.34'	71.59'	71.59'	N.47°45'31"W
C-2	77°32'10"	187.34'	28.28'	28.28'	N.54°27'57"W
D-1	55°00'00"	200.00'	22.50'	22.46'	N.17°09'35"W
D-2	55°00'00"	200.00'	22.50'	22.46'	N.17°09'35"W
D-3	30°55'31"	175.00'	121.43'	121.43'	S.62°24'38"E
E-1	90°00'00"	225.00'	35.43'	35.43'	S.23°00'00"E
E-2	90°00'00"	200.00'	31.416'	31.416'	S.44°19'54"W
F-1	15°21'26"	769.46'	206.24'	206.24'	N.07°00'37"E
F-2	11°22'28"	719.46'	142.83'	142.83'	S.05°01'08"W
G-1	65°58'57"	225.00'	259.12'	259.12'	N.33°03'34"W
G-2	49°33'22"	175.00'	151.36'	151.36'	S.24°50'47"E

[Signature]
 from *[Signature]*
 Hamilton County

Lot	Δ	Rgd.	Len.	Chd.	Chd. Brq.
3	05°51'25"	225.00'	23.00'	22.99'	N.02°59'48"W
4	22°28'08"	225.00'	88.24'	87.67'	N.39°37'43"W
5	22°28'08"	225.00'	88.24'	87.67'	N.39°37'43"W
6	07°12'19"	225.00'	28.30'	28.28'	N.54°27'57"W
7	20°37'10"	200.00'	71.98'	71.59'	N.47°45'31"W
8	36°46'50"	200.00'	128.39'	126.20'	N.19°03'31"W
9	20°02'00"	187.34'	65.50'	65.17'	S.80°39'06"E
10	43°44'07"	187.34'	143.00'	139.55'	S.48°46'03"E
11	13°46'04"	187.34'	45.02'	44.91'	S.20°00'58"E
12	93°37'29"	50.00'	81.70'	81.70'	S.06°28'58"W
13	57°17'45"	50.00'	50.00'	47.94'	S.68°58'39"E
14	57°17'45"	50.00'	50.00'	47.94'	S.68°58'39"E
15	86°38'10"	50.00'	75.50'	66.61'	S.18°14'21"E
16	04°47'58"	50.00'	4.19'	4.19'	S.63°57'25"E
17	18°04'19"	237.34'	74.86'	74.55'	S.20°46'23"E
18	15°15'19"	237.34'	63.19'	63.01'	S.37°26'11"E
19	15°36'56"	237.34'	64.69'	64.49'	S.52°25'19"E
20	18°37'25"	237.34'	71.59'	71.59'	S.69°58'29"E
21	11°21'54"	237.34'	47.08'	47.08'	S.84°59'09"E
22	01°36'21"	225.00'	6.31'	6.31'	S.88°31'44"W
23	22°28'08"	225.00'	88.24'	87.67'	S.88°29'31"W
24	45°38'56"	175.00'	139.43'	135.77'	N.57°09'22"E
25	09°21'04"	175.00'	28.56'	28.53'	N.84°39'22"E
26	14°57'40"	225.00'	58.75'	58.55'	S.81°51'04"W
27	22°28'08"	225.00'	88.24'	87.67'	S.88°29'31"W
28	22°28'08"	225.00'	88.24'	87.67'	S.88°29'31"W
29	07°35'55"	225.00'	29.97'	29.95'	S.03°08'52"W

Lot	Δ	Rgd.	Len.	Chd.	Chd. Brq.
48	07°52'05"	719.46'	98.80'	98.72'	S.03°15'56"W
49	03°30'24"	719.46'	44.03'	44.03'	S.08°57'11"W
50	102°39'00"	50.00'	89.58'	78.07'	S.51°22'21"W
51	64°00'39"	50.00'	55.86'	53.00'	S.31°57'28"E
52	64°00'39"	50.00'	55.86'	53.00'	S.31°57'28"E
53	37°20'14"	50.00'	32.58'	32.01'	N.33°21'27"E
54	03°28'50"	769.46'	46.07'	46.07'	N.12°58'25"E
55	07°10'01"	769.46'	96.25'	96.19'	N.07°40'29"E
56	04°45'35"	769.46'	63.92'	63.90'	N.01°42'42"E
57	24°35'25"	175.00'	75.11'	74.53'	N.11°37'36"E
58	39°30'52"	175.00'	120.69'	118.31'	N.43°40'44"E
59	28°53'44"	175.00'	79.09'	78.42'	N.76°23'02"E
60	15°30'57"	250.00'	67.70'	67.49'	N.08°25'35"W
61	22°18'01"	250.00'	97.30'	96.69'	N.27°20'04"W
62	19°35'02"	250.00'	85.45'	85.04'	N.48°16'35"W
63	45°13'52"	175.00'	138.15'	134.39'	S.38°27'10"E
64	02°46'08"	175.00'	39.00'	38.92'	S.06°27'10"E
65	12°46'08"	175.00'	39.00'	38.92'	S.06°27'10"E
66	09°04'12"	225.00'	19.91'	19.90'	N.02°36'12"W
67	21°22'11"	225.00'	83.92'	83.43'	N.15°48'23"W
68	21°22'11"	225.00'	83.92'	83.43'	N.15°48'23"W
69	18°10'23"	225.00'	71.37'	71.07'	N.36°57'51"W
70	09°13'32"	50.00'	8.05'	8.04'	N.70°39'49"W
71	57°17'45"	50.00'	50.00'	47.94'	S.76°04'33"W
72	57°17'45"	50.00'	50.00'	47.94'	S.76°04'33"W
73	57°17'45"	50.00'	50.00'	47.94'	S.76°04'33"W
74	57°17'45"	50.00'	50.00'	47.94'	S.76°04'33"W
75	80°40'26"	50.00'	50.00'	47.94'	S.38°30'57"E
76	40°17'25"	175.00'	123.06'	120.54'	S.29°28'45"E
77	09°15'57"	175.00'	28.30'	28.27'	S.04°42'04"E

JOHNSON ACRES

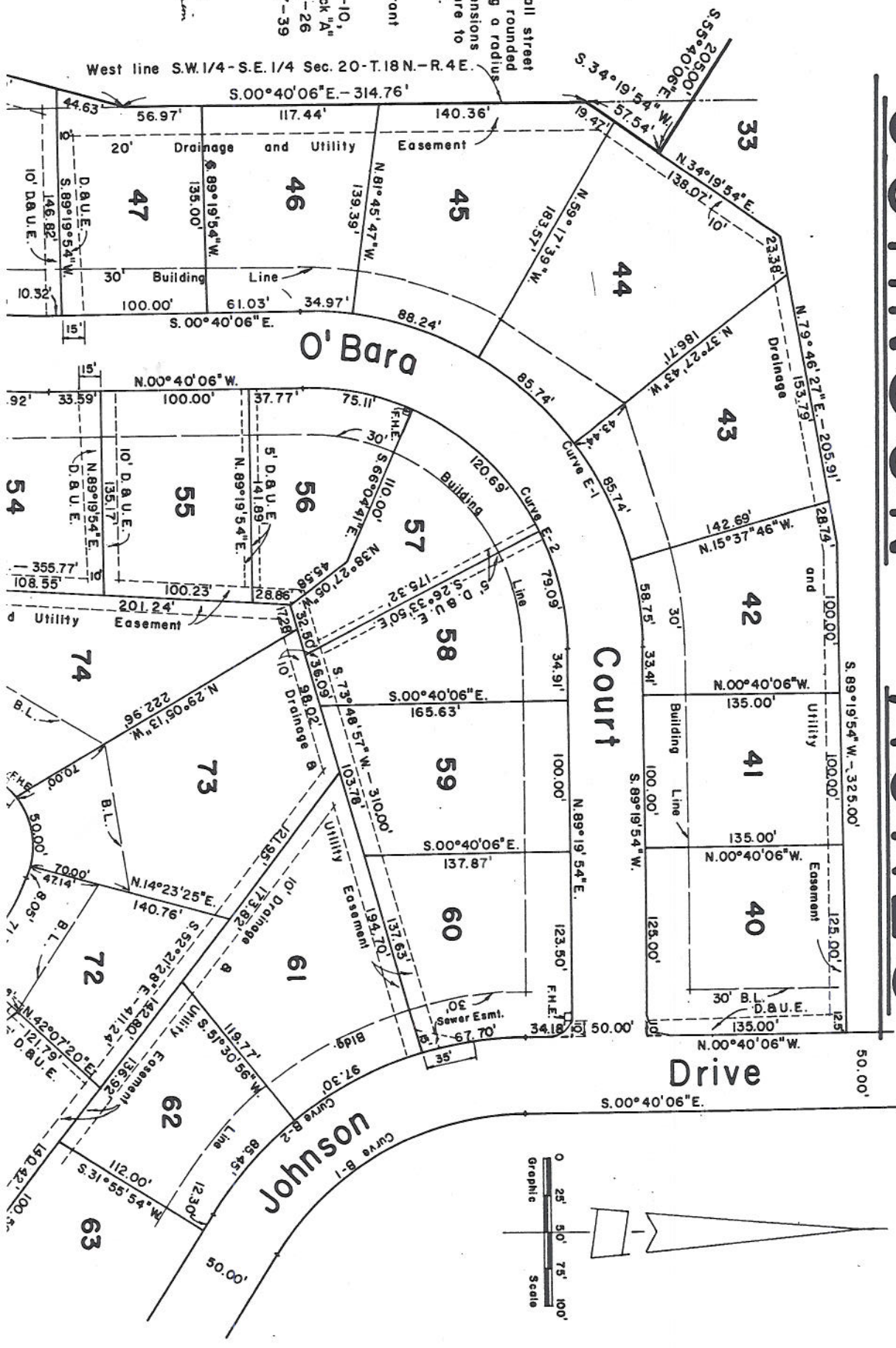
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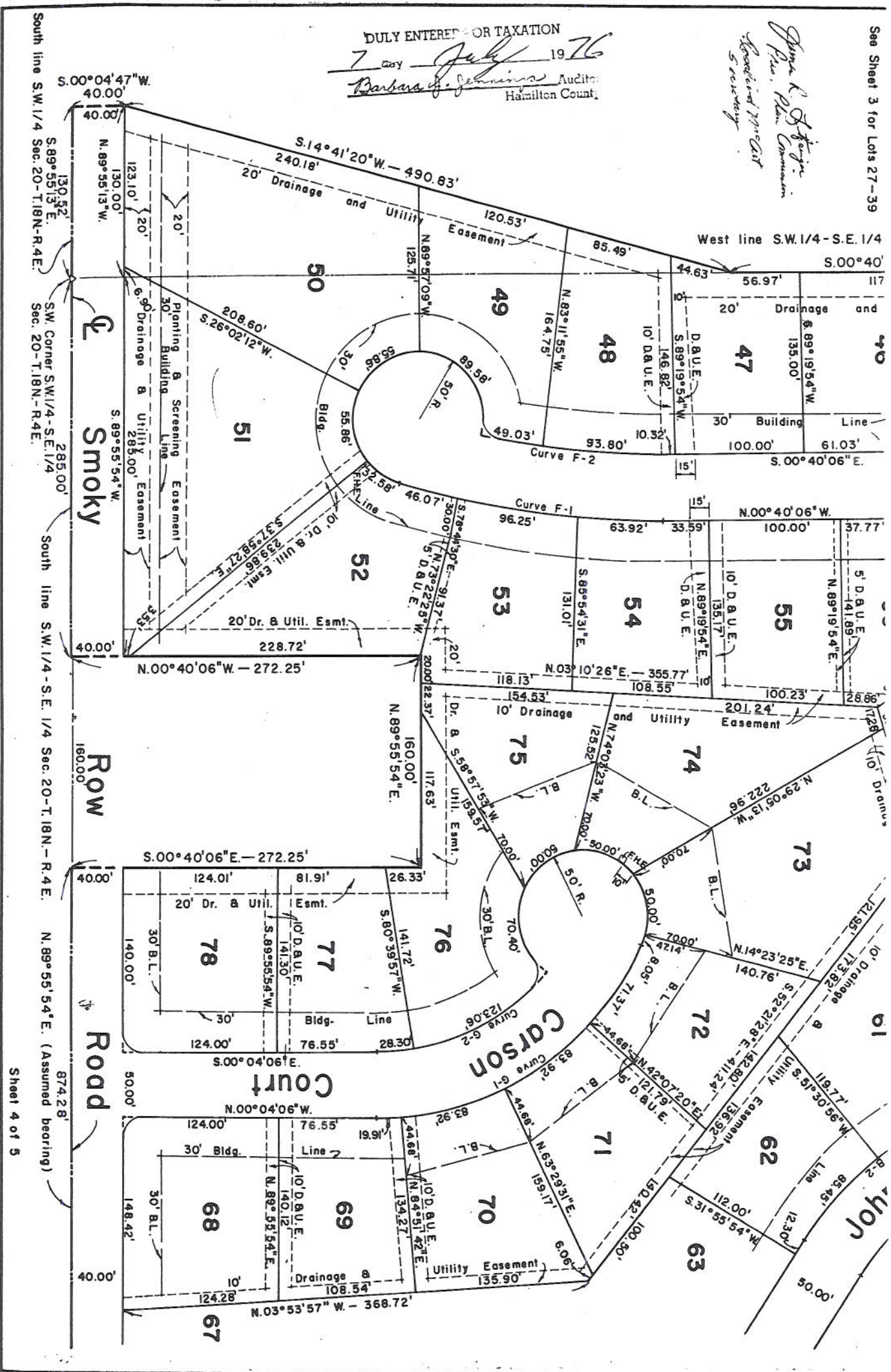
James K. O'Hagan
Plat. Plan Commission
Approved 11/13/01
Secretary



DULY ENTERED FOR TAXATION

7th day of July 1976
Barbara G. Jennings Auditor
Hamilton County

James K. Sturgeon
Plat. Plan Commission
Secretary



South line S.W. 1/4 Sec. 20-T.18N-R.4E.

South line S.W. 1/4 - S.E. 1/4 Sec. 20-T.18N-R.4E.

South line S.W. 1/4 - S.E. 1/4 Sec. 20-T.18N-R.4E.

Sheet 4 of 5

JOHNSON

The undersigned, Robert J. Johnson and Barbara W. Johnson, husband and wife of Hamilton County, Indiana, owners of the within described real estate, hereby certify that they do lay off, plat and subdivide the same in accordance with this plat and certificate.

This subdivision shall be known and designated as JOHNSON ACRES, an addition in Hamilton County, Indiana.

The streets, if not heretofore dedicated, are hereby dedicated to the public.

There are strips of ground as shown on this plat and marked "U & D Easement", which are hereby reserved for the use of public utilities, not including transportation companies, for the installation and maintenance of poles, mains, ducts, drains, lines and wires, subject at all times to the proper authorities and to the easements herein granted and reserved. No permanent structures are to be erected or maintained upon said utility easements. Owners of lots in this subdivision shall take title subject to the rights of the public utilities, said rights also including the right of ingress and egress, in, along, across and through said utility easements, and to the rights of owners of the other lots in this addition.

Building set-back lines are hereby established on this plat, between which lines and the property lines of the streets, shall be erected or maintained no building or structure.

No building structure or accessory building shall be erected closer to the side of any lot than 10 feet. However, any proposed construction closer than 15 feet to the side of any lot must be approved by the Building Committee. Where buildings are erected on more than one single lot this restriction shall apply to the side lines of the extreme boundaries of the multiple lots.

All lots in this subdivision shall be known and designated as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot herein, other than one detached single-family dwelling not to exceed two and one-half stories in height, and a private garage for not more than 3 cars and residential accessory buildings.

The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1500 square feet in the case of a one-story structure, nor less than 900 square feet in the case of a multiple story structure, provided no structure of more than one story shall have less than an aggregate of 1800 square feet of finished and liveable floor area.

No hotel building, boarding house, mercantile or factory building or buildings of any kind for commercial use shall be erected or maintained on any lot in this subdivision. No trailers, trucks, campers, shacks or outhouses shall be erected or situated on any lot herein, except that for use by the builder during the construction of a proper structure.

No farm animals, fowls, or domestic animals for commercial purposes shall be kept or permitted on any lot or lots in this subdivision.

No noxious, unlawful, or otherwise offensive activity shall be carried out on any lot in this subdivision, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

No fence shall be erected on or along any lot line, nor on any lot, the purpose or result of which will be to obstruct reasonable vision, light or air, and all fences shall be kept in good repair and erected reasonably so as to enclose the property and decorate the same without hinderance or obstruction to any other property. No fence shall be erected between the front property lines and the building setback line other than a fence of a decorative nature not exceeding three (3) feet six (6) inches in height.

No private or semi-private water supply and/or sewage disposal system may be located upon any lot in this subdivision, which is not in compliance with regulations or procedure as provided by the Indiana State Board of Health, or other civil authority having jurisdiction. No septic tank, absorption field, or any other method of sewage disposal shall be located or constructed on any lot or lots herein except as approved by said health authority.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved as to the conformity and harmony of external design with existing structures herein and as to the building with respect to topography and finished ground elevation, by a committee composed of the undersigned owners of the herein described real estate, or by their duly authorized representatives. In the event of the death or resignation of any member of said committee, the remaining member or members shall have full authority to approve or disapprove such design and location, or to designate a representative with like authority. If the committee fails to act upon any plans submitted to it for its approval within a period of fifteen (15) days from the submission date of the same, the owner may proceed then with the building according to the plans as submitted. Neither the committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

JOHNSON ACRES

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If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of these covenants, restrictions, provisions or conditions herein, it shall be lawful for any other person owning any real property situated in this subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing so, or to recover damage or other dues for such violation.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the street, shall be placed or permitted to remain in any corner lot within the triangular area formed by the street property lines and a line connecting points 25 feet from the intersection of said street lines, or in the case of a rounded property corner, from the intersection of the street lines extended. The same sightline limitations shall apply to any lot within 10 feet from the intersection of a street line with the edge of a driveway pavement or alley line. 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.

No driveway serving any lot herein shall enter or exit directly onto Smoky Road.

These covenants are to run with the land, and shall be binding on all parties and all persons claiming under them until May, 1996, at which time said covenants shall be automatically extended for successive periods of ten (10) years, unless by a vote of a majority of the then owners of the lots in this subdivision, it is agreed to change said covenant in whole or in part. Right of enforcement of these covenants is hereby granted to the Carmel Planning Department, its successors or assigns.

Invalidation of any of the foregoing covenants, provisions, restrictions, or conditions by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

No owner of any lot shown herein shall have the right to remonstrate against annexation of that lot to the Town of Carmel.

Owners of Lots 1 through 10 and Lots 12 through 17, all inclusive, shall also abide by the Declaration of Covenants and Restrictions concerning the lake, dam, and levee in "Johnson Acres".

IN WITNESS WHEREOF, the owners of the attached described real estate have hereunto caused their names to be subscribed.

Owner and Subdivider

Robert J. Johnson
Robert J. Johnson
1849 East 110th Street
Indianapolis, Indiana 46280

Barbara W. Johnson
Barbara W. Johnson
1849 East 110th Street
Indianapolis, Indiana 46280

COUNTY OF HAMILTON
STATE OF INDIANA

Before me, the undersigned, a Notary Public in and for said County and State personally appeared the above and acknowledged the execution of this instrument as their voluntary act and deed and affixed their signatures thereto.

Witness my signature and seal this 18th day of May, 1976

Donna K. Shiner
Notary Public
Donna K. Shiner
My Commission Expires March 12, 1977

COMMISSION CERTIFICATE
UNDER AUTHORITY 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 TOWN BOARD OF TRUSTEES OF CARMEL, INDIANA, ADOPTED BY THE Town Plan Commission at a meeting held _____

James M. ...
President - James M. ...
James M. ...
Secretary

DULY ENTERED FOR TAXATION
7 day
1976
Hamilton County

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