

La Reforma Johnson Co.

KNOW ALL MEN BY THESE PRESENTS: THAT ARMANDO D. DIAZ, PRESIDENT, AND VALBORG E. STIRLING, SECRETARY-TREASURER OF DIAZ DEVELOPMENT CORP., BEING OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE, HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN JOHNSON COUNTY, INDIANA:

PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN IN GREENWOOD, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SAID HALF SECTION; THENCE NORTH 88 DEGREES 34 MINUTES 11 SECONDS EAST ON AND ALONG THE NORTH LINE THEREOF 998.76 FEET TO THE CENTERLINE OF POLK STREET; THENCE SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST ON AND ALONG THE SAID CENTERLINE 754.50 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST 1243.26 FEET TO THE BEGINNING POINT OF A TANGENT CURVE; THENCE SOUTHEASTERLY ON A CURVE TO THE LEFT WHICH HAS A CENTRAL ANGLE OF 57 DEGREES 06 MINUTES 29 SECONDS AND A RADIUS OF 266.46 FEET, A CURVED DISTANCE OF 265.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 28 DEGREES 09 MINUTES 04 SECONDS EAST 254.73 FEET; THENCE SOUTH 56 DEGREES 42 MINUTES 19 SECONDS EAST 123.10 FEET TO THE BEGINNING POINT OF A TANGENT CURVE; THENCE SOUTHEASTERLY ON A CURVE TO THE RIGHT WHICH HAS A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 46 SECONDS AND A RADIUS OF 1051.75 FEET, A CURVED DISTANCE OF 199.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 51 DEGREES 16 MINUTES 26 SECONDS EAST 199.10 FEET; THENCE SOUTH 45 DEGREES 50 MINUTES 34 SECONDS EAST 50.00 FEET; THENCE NORTH 44 DEGREES 09 MINUTES 26 SECONDS EAST 155.00 FEET; THENCE NORTH 14 DEGREES 42 MINUTES 35 SECONDS WEST 34.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 11 SECONDS WEST 1118.79 FEET; THENCE NORTH 58 DEGREES 49 MINUTES 49 SECONDS EAST 105.50 FEET; THENCE SOUTH 41 DEGREES 36 MINUTES 03 SECONDS EAST 137.31 FEET; THENCE NORTH 51 DEGREES 33 MINUTES 58 SECONDS EAST 57.67 FEET; THENCE NORTH 06 DEGREES 49 MINUTES 05 SECONDS WEST 126.49 FEET; THENCE NORTH 74 DEGREES 30 MINUTES 48 SECONDS EAST 56.68 FEET; THENCE SOUTH 53 DEGREES 43 MINUTES 17 SECONDS EAST 105.92 FEET; THENCE NORTH 60 DEGREES 48 MINUTES 01 SECOND EAST 91.24 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 49 SECONDS WEST 195.01 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 11 SECONDS WEST 823.00 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 11 SECONDS EAST 150.00 FEET; THENCE SOUTH 86 DEGREES 34 MINUTES 11 SECONDS WEST 30.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 17.423 ACRES, MORE OR LESS.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "LA REFORMA".

THE STREETS, IF NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENTS" SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE EASEMENTS HEREBY CREATED, AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND AND NOT PART THEREOF, EXCEPT FENCES, SHALL BE BUILT OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENTS".

THERE ARE STRIPS OF GROUND MARKED "SANITARY SEWER EASEMENT" WHICH ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE EASEMENT HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID SEWER EASEMENT.

ALL LOTS IN THIS SUBDIVISION AND THE USE OF THE LOTS IN THIS SUBDIVISION BY PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LAND.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR PLACED ON ANY LOT, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE ATTACHED GARAGE FOR NOT LESS THAN TWO (2) CARS NOR 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 1500 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1100 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 THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES AS SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 25 FEET. A 5 FOOT SIDE YARD SET-BACK 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. NO BUILDING SHALL BE ERECTED CLOSER THAN 25 FEET TO THE REAR LOT LINE.
4. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNLESS THE CONSTRUCTION PLAN 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 FINISH GRADE ELEVATIONS. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE, UNLESS SIMILARLY APPROVED. APPROVAL SHALL BE AS PROVIDED IN PART II.
5. THE ARCHITECTURAL CONTROL COMMITTEE IS COMPOSED OF THREE MEMBERS APPOINTED BY THE DEVELOPER. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT FOR IT. IN THE EVENT OF DEATH OR RESIGNATION OF ANY MEMBER OF THE COMMITTEE, THE REMAINING MEMBERS SHALL HAVE FULL AUTHORITY TO DESIGNATE A SUCCESSOR. NEITHER THE MEMBERS OF THE COMMITTEE NOR ITS DESIGNATED REPRESENTATIVES SHALL BE ENTITLED TO ANY COMPENSATION FOR SERVICES PERFORMED PURSUANT TO THIS COVENANT. AT ANY TIME, THE THEN RECORDED OWNERS OF A MAJORITY OF THE LOTS SHALL HAVE THE POWER THROUGH A DULY RECORDED WRITTEN INSTRUMENT TO CHANGE THE MEMBERSHIP OF THE COMMITTEE OR TO WITHDRAW FROM THE COMMITTEE OR RESTORE TO IT ANY OF ITS POWERS AND DUTIES.
6. 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 30 DAYS AFTER PLANS AND SPECIFICATIONS HAVE BEEN SUBMITTED TO IT, OR IN ANY EVENT, IF NO SUIT TO ENJOIN THE CONSTRUCTION HAS COMMENCED PRIOR TO THE COMPLETION THEREOF, APPROVAL WILL NOT BE REQUIRED AND THE RELATED COVENANTS SHALL BE DEEMED TO HAVE BEEN FULLY COMPLIED WITH.
7. WITH WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, 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 25 FEET TO ANY STREET LINE.

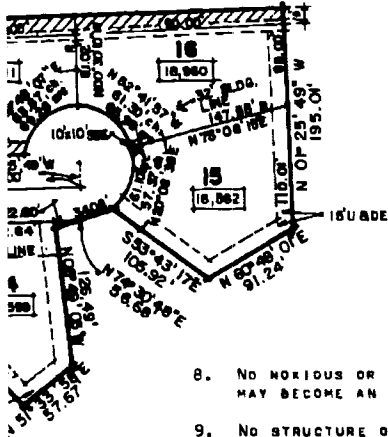
PREPARED AND
CIVIL ENGINEER
FRANKLIN

LA REFORMA

AN ADDITION TO THE CITY OF

GREENWOOD, INDIANA

66. HATCHED AREA)



NOTES

- U&DE — UTILITY & DRAINAGE EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- 23456 — SQUARE FOOTAGE ' OF EACH LOT
- R. — RADIAL TO CURVE
- 7.5' WDE U&DE ARE RESERVED ON EACH SIDE OF SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED.

- 8. 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.
- 9. No structure 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. The exterior surface of all buildings shall be of a material demonstrated to last at least 50 years.

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.

No oil drilling, oil development operations, oil refining, quarries 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 on any lot. All gas and oil tanks must be concealed.

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 use.

No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Waste matter or materials shall be kept only in sanitary containers, and all incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways 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 25 feet from the intersections of the street property lines, or in the case of a rounded property corner, from the intersection of the street property 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 pavement.

No individual water supply system or sewage disposal system shall be permitted on any lot.

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.

Any motor vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot.

The finished yard elevation at the house site on lots in this subdivision shall be not less than - U.S.G.S. Datum.

These restrictions are hereby declared to be covenants running with the 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 for successive periods of ten years, unless at any time following recordation, and 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.

Enforcement shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenants either to restrain violations or to receive damages. 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.

WITNESS MY HAND AND SEAL THIS 17th DAY OF October, 1977.

BY DIAZ DEVELOPMENT CORP.:

Armando O. Diaz, President
ARMANDO O. DIAZ, PRESIDENT

Valborg E. Stirling, Sec - Treasurer
VALBORG E. STIRLING, SECRETARY-TREASURER

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, APPEARED ARMANDO O. DIAZ, PRESIDENT, AND VALBORG E. STIRLING, SECRETARY-TREASURER OF DIAZ DEVELOPMENT CORP., WHO ACKNOWLEDGED THE EXECUTION OF THE FOLLOWING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSE THEREIN EXPRESSED AND AFFIXED THEIR SIGNATURES THERETO

WITNESS MY HAND AND NOTARIAL SEAL THIS 17th DAY OF October, 1977.

MY COMMISSION EXPIRES:
March 16, 1981

Cathy L. Utterback
CATHY L. UTTERBACK, NOTARY PUBLIC

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 THIS PLAT IS TRUE AND CORRECT.



Gilmore C. Abplanalp
GILMORE C. ABPLANALP
REG. LAND SURVEYOR NO. 9792
SEPTEMBER 6, 1977.

THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, AS FOLLOWS:
APPROVED BY THE CITY OF GREENWOOD PLAN COMMISSION AT A MEETING HELD September 12, 1977.

Raymond L. Reed
RAYMOND L. REED, PRESIDENT

Harold M. Arthur
HAROLD M. ARTHUR, SECRETARY

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF WORKS OF THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 17th DAY OF October, 1977.

Lawrence W. Myers
LAWRENCE W. MYERS, MAYOR

John A. Mason
JOHN A. MASON, MEMBER

David W. Foster
DAVID W. FOSTER, MEMBER

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD July 15th, 1977.

William R. Drake
WILLIAM R. DRAKE

Kedric Sturgeon
KEDRIC STURGEON

Eugene S. Barber
EUGENE BARBER

ENTERED FOR TAXATION THIS 31 DAY OF October, 1977.

Jayne M. Wood
JAYNE WOOD, AUDITOR
JOHNSON COUNTY

NO. 11431

RECEIVED FOR RECORD THIS 31st DAY OF October, 1977, AT 1:15 P.M., AND RECORDED IN PLAT BOOK 8, PAGE 112.

Mary Etta Houglund
MARY ETTA HOUGLUND, RECORDER
JOHNSON COUNTY

FEE \$5.00

Easement

Lots 27-28

Deed Record 232 Page 618