

MEADOWGLEN SUBDIVISION - FIRST SECTION

CITY OF GREENWOOD

A part of the East half of the Northeast Quarter of Section 29, Township 14 North, Range 4 East of the Second Principal Meridian located in Pleasant Township, Johnson County, Indiana, described as follows:

Commencing at the Northwest corner of the East half of the Northeast Quarter of Section 29, T 14 N, R 4 E, thence South 00 degrees 00 minutes 00 seconds West (Platted Bearing), on and along the West line of said half quarter section, 434.50 feet to the POINT OF BEGINNING; thence North 88 degrees 53 minutes 25 seconds East, parallel with the North line of said half quarter section, 325.00 feet; thence North 00 degrees 00 minutes 00 seconds East, parallel with the West line of said half quarter section, 100.00 feet; thence South 88 degrees 53 minutes 25 seconds West, parallel with the North line of said half quarter section, 100.00 feet, to the Southeast corner of Lot 14 in McCrary Subdivision; thence North 00 degrees 37 minutes 25 seconds East on and along the East line of Lots 13 and 14 in said subdivision, 114.50 feet; thence North 88 degrees 53 minutes 25 seconds East, or along the South line of said subdivision, 408.76 feet; thence South 00 degrees 00 minutes 00 seconds West, parallel with the West line of said half quarter section, 478.07 feet; thence South 13 degrees 40 minutes 46 seconds West, 70.09 feet; thence South 00 degrees 00 minutes 00 seconds West, parallel with the West line of said half quarter section, 194.90 feet; thence North 85 degrees 37 minutes 29 seconds West, 138.79 feet; thence South 00 degrees 00 minutes 00 seconds West, parallel with the West line of said half quarter section, 35.00 feet; thence South 88 degrees 53 minutes 25 seconds West, parallel with the North line of said half quarter section, 480.02 feet to the East line of said half quarter section; thence North 00 degrees 00 minutes 00 seconds East on and along the West line of said half quarter section, 548.01 feet to the point of beginning, containing 9.589 acres.

All lot corners are as shown thereon. Dimensions are in feet and decimal parts thereof.

I certify that I am a Registered Land Surveyor licensed under the Laws of Indiana; that this represents a survey made under my direction on 3rd day of March, 1984; and that the above plat and description are a true and accurate representation of the above described real estate.



Steven Brent Williams
STEVEN BRENT WILLIAMS
REGISTERED LAND SURVEYOR # 50390
STATE OF INDIANA

This Committee shall be 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 locations or to designate a representative with like authority. The Committee's approval or disapproval as required in this covenant shall be in writing. In the event that said written approval is not received from the Committee within fourteen (14) days from the date of submission, it shall be deemed that the Committee had disapproved the presented plan. Neither the Committee members nor the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

- The right to enforce the foregoing provisions, restrictions and covenants both to prevent the violation thereof and to recover damages is hereby dedicated and reserved to the owners of lots in this subdivision, their heirs, or assigns and shall be and continue in full force and effect for a period of twenty-five (25) years from the date hereof, and may be continued for successive periods of ten (10) years each by a vote of the then owners of a majority of the total lots in this subdivision. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.
- 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.
- The finished yard elevations at the dwelling site and side yards on lots in this subdivision shall be not less than the elevation (U.S.G.S. Datum) shown on the general development plan on file in the office of the Plan Commission, City of Greenwood.
- All lots with entrances off Meridian Street shall have a minimum of twenty (20) feet of twelve (12) inch P.E.C.C.S. pipe with end sections in the ditch parallel with said street conforming to the drainage pattern shown on the general development plan.

STATE OF INDIANA)
COUNTY OF Johnson

We, the undersigned, Melvin Schuffelberger and Jacqueline V. Schuffelberger, owners of the Real Estate shown, do certify that we caused the above described real estate to be laid out, platted and subdivided in accordance with the plat. The streets and public right-of-ways shown hereon, subject to construction standards and acceptance, are hereby dedicated for public use, to be owned and maintained by the City of Greenwood.

Melvin Schuffelberger
Melvin Schuffelberger

Jacqueline V. Schuffelberger
Jacqueline V. Schuffelberger

All lots in this subdivision shall be controlled by the City of Greenwood's Zoning Ordinance No. 82-1 under the zoning classification of R - 2A by present and future owners or occupants and shall be subject to the following restrictive covenants, which shall run with the land.

- There are strips of land marked "Drainage Easements" shown on this plat which are hereby reserved for the installation and maintenance of drainage improvements. Owners of property within this plat shall take their title subject to the easement hereby created with the following conditions:
 - Drainage swales (ditches) along dedicated roadways and within the right-of-way, or dedicated easements, are not to be altered, dug out, filled in, tiled or otherwise changed without the written permission of the Greenwood Board of Public Works and Safety. Property owners must maintain these swales as sodded grassways, or other noneroding surfaces. Water from roofs or parking areas must be confined on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate sized culverts or other approved structures have been permitted by the D.P.W. & S.
 - Any property owner altering, changing, damaging, or failing to maintain these drainage swales or ditches will be held responsible for such action and will be given ten (10) days notice by certified mail to repair said damage, after which time, if no action is taken, the D.P.W. & S. will cause such 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.
- There are strips of land marked "Utility Easement" shown on this plat which are hereby reserved for public utilities, not including transportation companies, which are hereby reserved for public utilities serving the public with electricity, gas, telephone, water and cable television facilities, for the installation and maintenance of poles, mains, ducts, lines and wires. Owners of property within this plat shall take their title subject to the easement hereby created.
- There are strips of land marked "Sanitary Sewer Easement" shown on this plat which are hereby reserved for utilities serving this subdivision with sanitary sewer facilities, for the maintenance of mains, manholes, cleanouts on the main and other structures. Owners of property within this plat shall take their title subject to the easement hereby created.
- No dwelling shall be permitted on any lot unless the ground floor area of the main structure, exclusive of unfinished basements, open porches and garages shall be not less than 900 square feet for a one story dwelling, nor less than 750 square feet for a dwelling of more than one story, but any multi-level dwelling shall not be less than 900 square feet total, and shall not exceed three stories or twenty-five feet in height above finish grade.
- 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 set back line as shown on the above plat. No building shall be located nearer than eight (8) feet to a side yard line. No building shall be erected closer than twenty (20) feet to the rear lot line, or 20 percent of the lot depth front to back.
- No trailer, shack, shed, tent or temporary building shall be used for temporary or permanent residence on any lot in this subdivision, and any garage, tool shed or detached storage building erected or used accessory to a residence in this subdivision, shall be of a permanent type of construction and conform to the general architecture and appearance of such existing dwelling.
- Recreational vehicles, boats and non-used vehicles; All boats, non-motorized recreational vehicles and non-used or non-operational vehicles shall be kept in either the dwelling, garage, basement or utility building.
- Animals: No animals, livestock or poultry shall be raised, bred or kept upon 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.
- Architectural Design and Environmental Control: No building, fence, walls or other structure shall be erected, placed, and altered on any building lot in this subdivision until the building plans, specifications and plot plan showing the location of such structures 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 elevations by the Architectural and Environmental Control Committee.

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COUNTY OF Johnson

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Given under my hand and Notary Seal, this 01st day of June, 1985.

My Commission Expires: Not on file



Notary Public Name Printed: Charles R. Cushman

Charles R. Cushman

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 14th day of May, 1984.

Floyd E. Estes
Designated Official - Floyd Estes, President

Clinton E. Ferguson
Attested - Clinton E. Ferguson, Director

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 3rd day of June, 1985.

Jeanetta L. Surina Mayor
Richard Heiney Member
Robert D'hoedt Member

ATTEST: *Martina L. Cichowicz*
MARTINA L. CICHOWICZ, Clerk-treasurer

Entered for taxation this 1st day of July, 1985.

Sally L. Higdon
Sally L. Higdon, Auditor
Johnson County, Indiana

No. 5763 Received for record this 1 day of July, 1985

at 1:27 P.M., and recorded in Plat Book C Page 91-92

REC: 130
S. Kathryn Pitts
S. Kathryn Pitts, Recorder
Johnson County, Indiana

Charles Combs, Assessor
Johnson County, Indiana

PREPARED BY
KOE ENGINEERING & SURVEYING INC.
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INDIANAPOLIS, INDIANA 46259
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