MEADOWGLEN SUBDIVISION - SECOND SECTION

CITY OF GREENWOOD

LEGAL DESCRIPTION

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

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 the 5TH day of NOVEMBEC, 1985; and that the above plat and description are a true and accurate representation of the above described real estate.

STEVEN BRENT WILLIAMS
REGISTERED LAND SURVEYOR # SC390
STATE OF INDIANA The state of the s

All lots in this subdivision shell be controlled by the City of Greenwoods Zoning Ordinance No. 83-1 under the zoning classification of 8-2A by present and future owners or occupants and shall be subject to the following restrictive convents, which shall rum with cland.

- dishall be subject to the following restrictive covenants, which shall rum with the land.

 There are arrips of land marked "Drainage Easements" shown on this plat which are hersby reserved for the installation and maintenance of drainage improvements. Owners of property within this plat shall take their titles subject to the easements hersby created with the following conditions:

 A. Drainage swales Ditches) along dedicated roadways and within the right-of-way, or dedicated easements, are not to be altered, duquot, filled in, tiled or otherwise changed without the written permision of the Greenwood Board of Public Works and Safesy. Property owners must saintain these swales as sodded grassways, or other non-eroding surfaces. Nature from roofs and parking areas must be confined on the property long enough so that gaid drainage swales or ditches will not be damaged by such water. Driveways maybe constructed over these swales or ditches only when approved sized culverts, thair locations and/or other structures are approved in writting by the Greenwood D.P.N. S.

 8. Any property owner altering, changing, damaging, or failing to maintain those drainage swales or ditches will be held responsible for such action and will be given ten (10) days notice by Certified Meil wo repair said damages, after which time, if no action is taken, the Greenwood D.P.N. S. S. will cause such repairs to the accomplained and the bill for said repairs will be sent to the affected property owner for damagidate payment. Failure to pay the bill will result in a lien against the property.
- ment. Fellure to pay the hill will result in a lien against the property.

 There are strips of land marked "Dtility Emsement" 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 polas, 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, samboles, 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 mgmare feet for a one story dwelling, nor less than 750 square feet for a dwelling of more than one story, but any multi-levie dwelling shall not be less than 900 mgmare 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 boilding shall be located nearer than eight (8) feet to a mide yard line. No building shall be erected closer than twanty (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 per-manent 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 petmanent type of construction and conform to the general architecture and appear-ance 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, besement 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, probled that they are not kept, breed or saintained for any commercial purposes.

kept, breed or maintained for any commercial purposes.

Architectural Design and Environmental Control: No building, fence, walls or other attructure shall be erected, placed, and altered on any building lot in this subdivision until the building plans, specifications and plut plan showing the location of such attructures have been approved an to the conformity and harmony of external design with existing structures have hareis and as to the building with respect to topography and finished ground elevations by the Architectural and Environmental Control Committee.

This committee shall be composed of the updersigned owners of the herein described real extate, or by their duly authorized representatives. In the event of the death or resignation of any assember of said Committee, the remaining member or members shall have full authority to approve or disapproves such design and location or to designate a represent active with like authority. The Committee state of a supproved as required in this coverant shall be in writing. In the "won"t jubar said written approval is not received from the Committee within fourteen [14] days from the designate of submission, it shall be deemed that the Committee had disappreved the presented plan. Nather the committee members or the designated rupresentatives shall be entitled to any compensation for services performed pursuant to this coverant.

- 10. The right to enforce the foregoing provisions, restrictions and covenatny 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, and or assignes and shall be and continue in full force and affect for a period of twenty-five (25) years form the date hereof; and say 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 Judgament 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 improvementable within this subdivision shall be perpetuated, and all owners of lots in this subdivision and thier successors shall comply with the Indiana Drainage Code of 1965, and all amendments thereto.

STATE OF INDIANA | COUNTY OF

We, the Undersigned, Melvin Schufflebarger and Jacqueline V. Schufflebarger, owners of the Real Estate shown, do certify that we caused the above described Real Estate to be laid off, 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 cumed and maintained by the City of Greenwood.

Melvin Shuffleborger Helvin Schuffleborger

Jacqueline V. Schufflebarger

STATE OF INDIANA COURTY OF MALLAN

Given under my hand and Motary Seal this 19th day of Marmho , 1985 .

My Commission Expires: June 17, 1987

SEAR P NOTANE

Notary Public Name Printed: BARBARA DANCEY X Barbara Dancey COUNTY OF RESIDENCE: Thanin

This plat is hareby given secondary approval by the City of Greenwood, Johnson County, Indiana, to-wite

SECONDARY APPROVAL is hereby granted by the Greenwood Advisory Flan Commission on the

24th day of August . 19 85 . 4. by (8. 8. to Designated Official - Floyd Estes, Fresident

Attested - Clinton E. Perguson, Director

BB IT RESOLVED by the Board of Pimpic Works and Safety, City of Greenwood, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this.

184 day of November , 19 85 . Jeanste J. Suring Robert No. Senber Manuer Manuer Manuer Milander

Affird Propert Disort, Na-

Entered for taxation this 33 day of december 1985.

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Received for record in Plat Book C Page (31-132)

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Hos FM

4 Katheyn Fitts, Recorder S. Kathryn Pitts, Recorder Johnson County, Indiana

Charles Combest, Assessor Johnson County, Indiana

PREPARED BY
KDE ENGINEERING & SURVEYING INC.
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INDIANAPOLIS, INDIANA 46259
PH. 317-881-1337