## MEADOWGLEN SUBDIVISION - THIRD SECTION

## CITY OF GREENWOOD

## LEGAL DESCRIPTION

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

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 the 57M day of 1900-1900, 1905, and that the above plat and description are a true and accurate representation of the above described real estate.

Steven frest Will -STEVEN BREWT MILLIAMS
RECISTERED LAND SORVEYOR V 50390
STATE OF INDIAMA

All lots in this subdivision shall be controlled by the City of Greenwoods 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 lend.

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- 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 tovenants, which shall run with the land.

  1. There are strips of land marked "Drainage Ensements" 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 titles subject to the essements hereby 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, dugout, filled in, tilled or otherwise changed without the written permission of the Greenwood Board of Public Works and Safesy. Property owners must maintain these swales as sodded grassways, or other non-seroding nutfarms. Water from roofs and parking areas must be confined on the property long snough as that said drainage swales or ditches will not be damaged by such water. Driveways maybe constructed over these swales or ditches only when approved sized culvarts, their locations and/or other structures are approved in writing by the Greenwood D.P.W. & S.

  B. Any property owner altering, changing, demaging, 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 Cartisted Mail to repair said damages, after which tise, if no action is taken, the Greenwood 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 incomplished and the bill for said repairs will be sent to the affected property owner for incomplished and the bill for said repairs will be sent to the affected property owner for incomplished and the bill for said repairs will be sent to the affected property owner for sendicate payment. Pellure to pay the bill will result in a lien sgainst the property.

  2. There are extripe of land marked "Sanitary Sawar Rasement" shown on this plat which are
- There are strips of land marked "Sanitary Sewer Rasement" shown on this plat which are hereby reserved for untilities serving this subdivision with sanitary sewer facilities, for the maintenance of mains, manholes, cleanous on the main and other structures. Owerers 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 areas of the main structure, exclusive of unfinished basements, open porches and garages shall be not less than 900 square feat for a one story dwelling, nor less than 750 square feat for a dwelling of Sore than one story, but any sulti-level dwelling shall not be less than 900 square feat total, and shall not exceed three stories or twenty-five feat in height above finish grade.
- No puilding shall be located on any lot meaner to the front lot line or nearer to the eide street line than the minimum building set back line as shown on the above plat. No building shall be located mearer than might [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 per-mansat realdance 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 appear-ance of such existing dwelling.
- Recreational vahicles, boats and non-used vehicles; all boats, non-motorized recreational vahicles and non-used or non-operational vahicles shall be kept in either the dwelling, garage, basesment or utility building.
- Anisals; 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, probided that they are not kept, breed or maintained for any commercial purposes.
- Architectural Design and Environmental Control: No building, fance, 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 building with respect to topography and finished ground elevations herein 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 undersigned owners of the barein described real estate, or by their duly authorized representatives. In the event of the deach or resignation of any member of said Committee, the remaining member; or members shall have full authority to approve or disapproves such-design and location or to designate; representatives with like authority. The Committee's approved to disapproval as required in this comments 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 disapproval the presented plan. Neither the committee members or the designated representatives shall be entitled to any companisation for services parformed pursuant to this commann.

- 10. The right to enforce the foregoing provisions, restrictions and covenatny both to prevent the violation thereof and to recover dameges is hereby dedicated and reserved to the owners of lots in this subdivision, their heirs, and or sasignes and shall be and continue in full force and affect for a period of twenty-five (25) years fors the date bereof; and may be continued for successive periods of tes (110) 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 judgement or court order shall in me way affect any of the other provisions which shall remain in full force and effect.
- 1). Any field tile or underground drain which is ancountered in construction of any is within this subdivision shall be perpetuated, and all owners of lots in this subdivers and thier successors aball comply with the Indiana Drainage Code of 1965, and all ments thereto.
- 12. The finished yard elevation at the dwelling site and mide 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.

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 amordance with the plat. The streats 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.

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Melvin	Schuff	leber	er.	

Jacquelia V. Lo heff leberger

STATE OF INDIANA COUNTY OF MALIAN

Given under my hand and Motary Seal this oth day of there . 19 86

My Commission Expires:

| Marie 17,1887 | Carlot NOTANT

Motary Public Name Printed:

BARBARA DANCEY

This plat is hereby given secondary approval by the City of Greenwood, Johnson County, Indiana, to-wit:

SECONDARY APPROVAL is hereby granted by the Greenwo

26th day of Hugast , 19<u>85</u> . Flood E. Esta Canton & Farguson, Director Designated Official - Floyd Estes, President

BE IT RESCLIVED by the Board of Public Works and Safety, City of Greenwood, Johnson County, Indiana, that the dedications shown on this plat are heraby approved and accepted this.

Moth day of June 19 86. Geanette L. Surine, Mayor Richard Heiney, Mascher Attast: Mascha L. Chitagod, Clerk-Treasurey

Entered for taxation this 23 day of \_\_\_\_\_\_\_\_, 19 56.

Sally L. Wigdon

7058 Received for record in Plat Book C . Page 169-170.

Par: /35 ENTERED FOR RECORDATION THIS

19 DAY OF W.M. S. Kathryn Pitts, Recorde. Johnson County, Indiana

Chales & Contrat Charles Combest, Assessor Johnson County, Indiana

PREPARED BY

KOE ENGINEERING 8 SURVEYING INC.
8775 SHELBYYLLE RD.
INDIANAPOLIS, INDIANA 46259
RH. 317-881-337

In Servenino Erran see Mise Rec. 58 page 743 ( to Correct Logal Descript)