

MEADOWGLEN SUBDIVISION - FOURTH SECTION

CITY OF GREENWOOD RESTRICTIVE COVENANTS

LEGAL DESCRIPTION

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°00'00" West (bearing from Meadowglen Sub. First Sec) along the West line of said half quarter section 912.57 feet to the POINT OF BEGINNING, being the Southwest corner of Meadowglen Sub. First recorded in P.B. C. Pages 91 and 92; thence North 88°53'25" East along the South line of said subdivision 480.02 feet; thence North 00°00'00" East along the easterly line of said subdivision 35.00 feet; thence South 85°37'29" East along the South line of First and Second Sections 486.31 feet; thence North 00°00'00" East along the easterly line of said Second Section 20.00 feet; thence North 88°53'25" East along the South line of the Third Section of said subdivision 305.92 feet; thence South 00°00'00" West 235.32 feet; thence South 89°01'54" West 41.10 feet; thence South 00°00'00" West 130.02 feet to a point on the North line of Southeast Subdivision; thence South 89°01'54" West (South 89°21'00" West Southcrest Plat Bearing) along the North line of said subdivision 1229.77 feet to a point on the West line of said half quarter section; thence North 00°00'00" East along said West line 353.70 feet to the Point of Beginning, containing 10.43 acres more or less.

Subject to all legal right-of-ways, easements and restrictions of record.

All lot corners are as shown. 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 5th day of November 1985; and that the above description and attached plat are a true and accurate representation of the above described real estate.



Steven Brent Williams
Steven Brent Williams
Registered Land Surveyor
Number S0390
State of Indiana
Steve Williams & Assoc.

All lots in this subdivision shall be controlled by the City of Greenwood Zoning Ordinance No. 82-1 under the zoning classification of R-2A with lot 74 having a lesser lot area being approved under the 20/20 option by the Plan Commission; present and future owners or occupants 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 easements 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, dugout, filled in, tiled or otherwise changed without 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 and 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 approved sized culverts, their locations and/or other structures are approved in writing by the Greenwood 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 damages, after which time, 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 immediate payment. Failure to pay the bill will result in a lien against the property.
- There are strips of land marked "Utility Easements" 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 bred or maintained for any commercial purpose.
- Architectural Design and Environmental Control: No building, fence, wall or other structure shall be erected, placed, and altered on any building lot in this subdivision until the building plans, specifications and plot plans 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. 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 location 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 or the designated representatives shall be entitled to any compensation for services performed pursuant to this covenant.

10. 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, and 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.

11. 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.

12. The finished yard elevation at the dwelling site and side yards on lots in this subdivision shall be not less than the elevations (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 JOHNSON)

We, the Undersigned, Melvin Schuffleberger and Jacqueline V. Schuffleberger, 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 owned and maintained by the City of Greenwood.

Melvin Schuffleberger
Melvin Schuffleberger

Jacqueline V. Schuffleberger
Jacqueline V. Schuffleberger

STATE OF INDIANA)

COUNTY OF JOHNSON)

I, *Barbara Daney*, a Notary Public in and for said County and State, do hereby certify that Melvin Schuffleberger and Jacqueline V. Schuffleberger personally appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the use and purposes herein set forth.

Given under my hand and Notary Seal this 19th day of December, 1985.

My Commission Expires:

June 17, 1987

Notary Public Name Printed:

Barbara Daney
BARBARA DANEY

X MARION
County of Residence:

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 JULY, 1986.

Floyd C. 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 19th day of JANUARY, 1987.

Jessette L. Surina, Mayor *Richard Heiney*, Member *Robert Dhort*, Member

Attest: *Martha L. Chitwood*
Martha L. Chitwood, Clerk-Treasurer

Entered for taxation this 22 day of JANUARY, 1987.

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

No. 1101 Received for record in Plat Book C, Page 217-218.

Received for record this 22 day of JANUARY, 1987, at 12:43 P.M.

Fee \$10.00

Jacqueline E. Keller
Recorder, Jacqueline E. Keller
Johnson County, Indiana

Charles Combest
Charles Combest, Assessor
Johnson County, Indiana

PREPARED BY
KOE ENGINEERING & SURVEYING INC.
8775 SHELBYVILLE RD.
INDIANAPOLIS, INDIANA 46259

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