

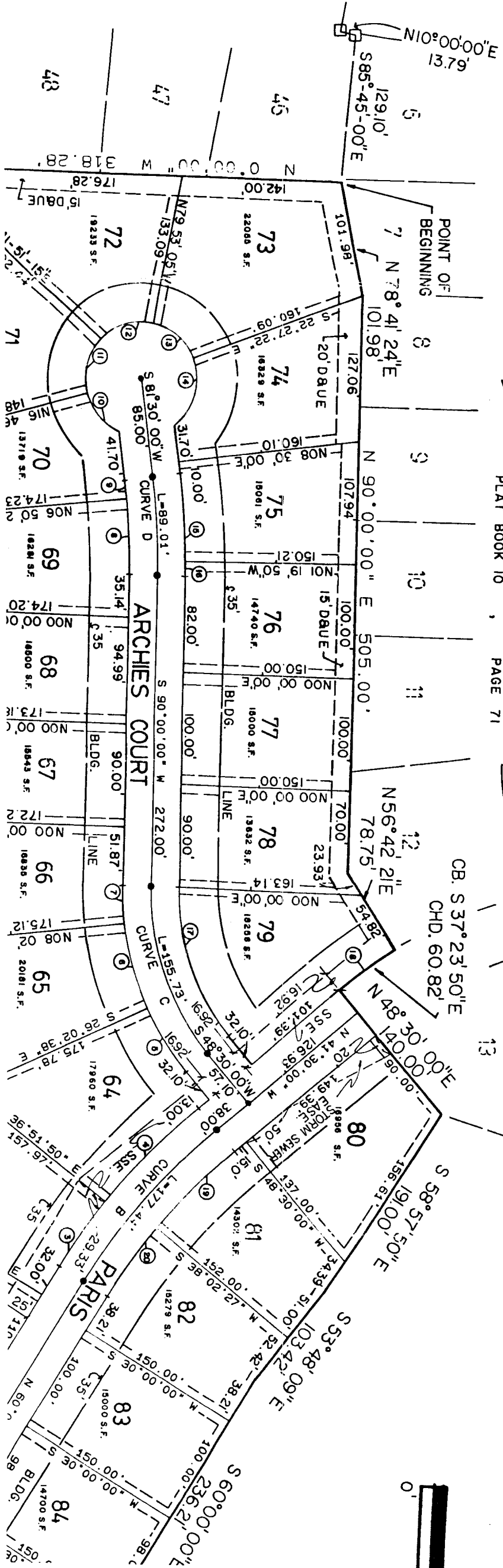
PARIS ESTATES

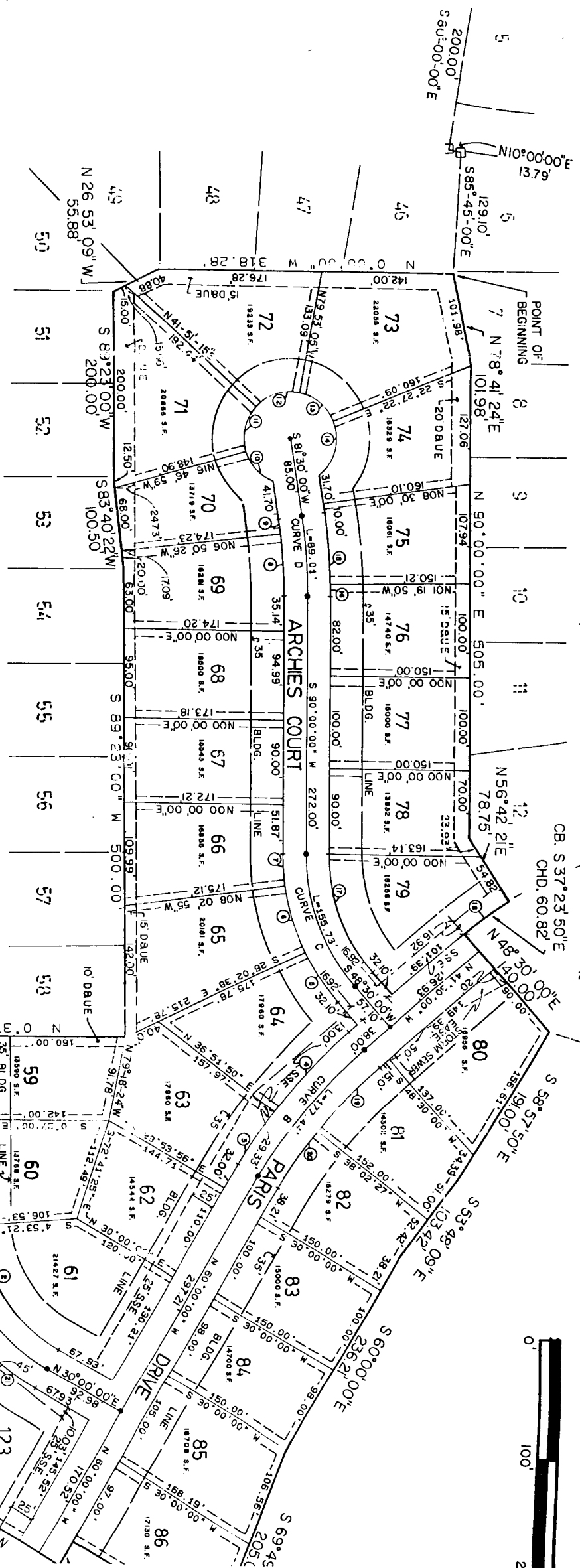
SECTION THREE

FRANKLIN, INDIANA

PARIS ESTATES SECTION ONE

PLAT BOOK 10 , PAGE 71





Chord Bearing	Tan. Length
N59°41'30"E	114.04
N50°45'00"W	89.50
S69°15'00"W	81.46
S85°45'00"W	44.59

LEGEND:

□ CONCRETE MONUMENT

● CENTERLINE MONUMENT

⑦ LOT LINE CURVE DATA NO.

④ LOT NO.

16,000 S.F. AREA OF LOT IN SQUARE FEET

D A U E DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

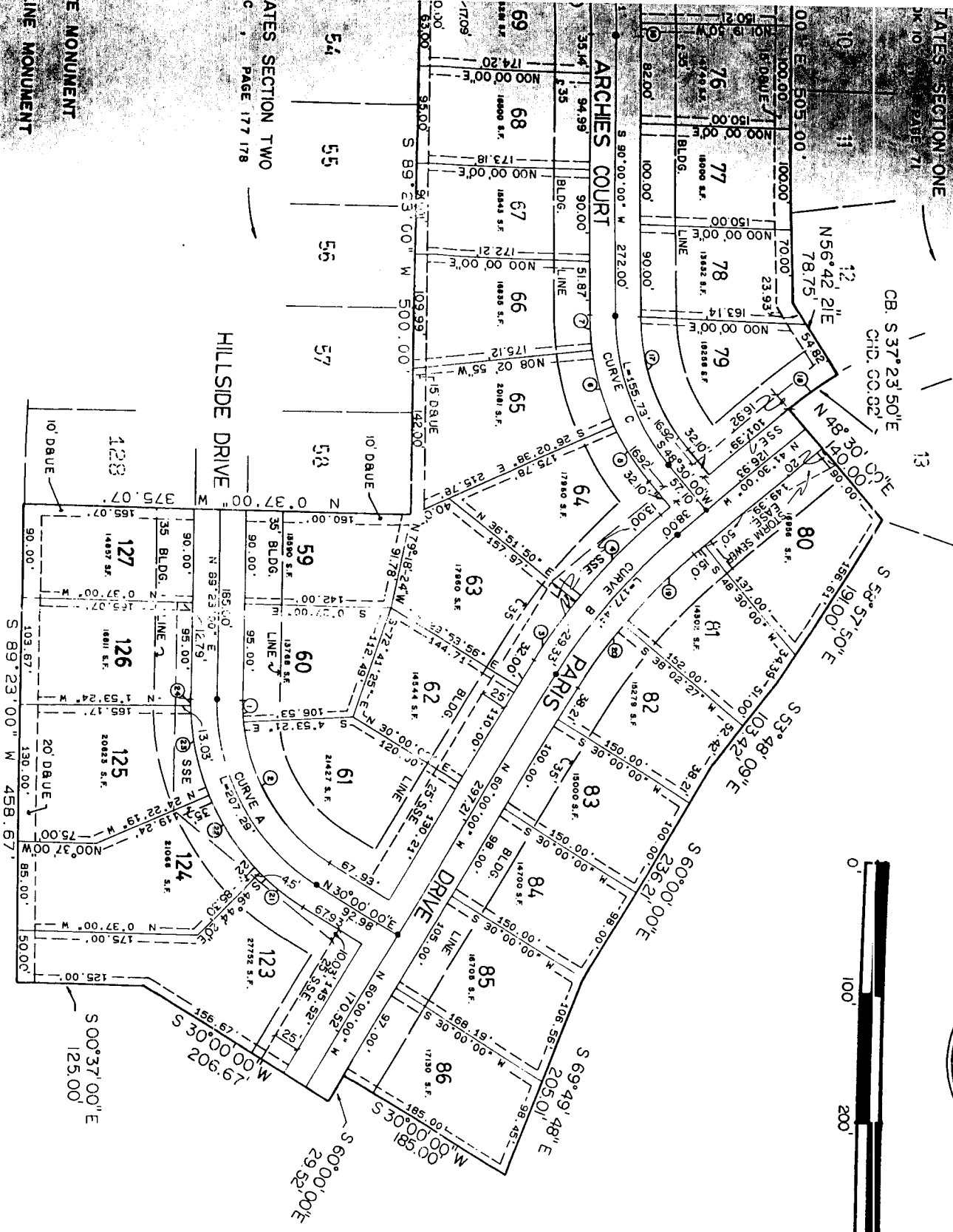
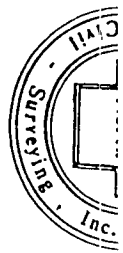
NOTE:

A 75' DRAINAGE & UTILITY EASEMENT IS RESERVED ON THE SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED

An Affidavit of Surveyors for this Plat Map. Bp. 63 page 499

MAJ Civil / CIVIL ENGINEERS LAW P.O. BOX 69, 435 E. N

Chord Bearing	Tangent Length
N86°08'27"E	10.02
N56°24'57"E	86.93
N56°36'05"W	34.46
N47°19'05"W	58.54
S56°13'41"W	32.57
S72°51'20"W	41.88
S86°52'39"W	13.09
S86°34'47"W	34.37
S82°19'47"W	8.33
S47°21'30"W	24.23
N77°37'52"W	28.08
N19°00'55"W	27.86
N88°49'47"E	27.39
S23°28'41"E	37.65
N85°05'05"E	39.13
N89°20'03"E	7.26
N69°15'00"E	71.98
N37°23'31"W	30.49
S46°23'46"E	48.01
S55°28'46"E	36.87
S36°37'50"W	26.15
N54°26'41"E	44.48
N76°52'09"E	44.72
N88°47'48"W	7.50



PLATES SECTION ONE

CB S 37°23'50"E
C/D. CO. 02'

N56°42'21"E
78.75'

ARCHIES COURT

PARIS DRIVE

HILLSIDE DRIVE

PLATES SECTION TWO
PAGE 177 178

MONUMENT

LINE MONUMENT

E CURVE DATA NO.

E LOT IN SQUARE FEET

NOTE:

A 75' DRAINAGE & UTILITY EASEMENT IS RESERVED ON THE SIDE & REAR LOT LINES UNLESS OTHERWISE NOTED

A part of the North half of the Northwest Quarter of Section 18, Township 12 North, Range 5 East of the Second Principal Meridian, Needham Township, Franklin, Johnson County, Indiana, described as follows:

Commencing at a stone found in place marking the Southwest corner of the South half of the Southwest quarter of Section 7, Township 12 North, Range 5 East, said stone also being the Northwest corner of said Northwest quarter of said Section 18; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the west line of said South half quarter Section 357.72 feet to a point in the upper Shelbyville Road; thence North 78 degrees 03 minutes 00 seconds East with said road 204.43 feet to a railroad spike, said point also being the most northwesterly corner of Paris Estates Section 1 as recorded in Plat book 10, Page 71 in the Office of the Recorder of Johnson County, Indiana; (the following 10 courses and distances follow the boundary of last said Paris Estates First Section); thence South 00 degrees 00 minutes 00 seconds West 400.05 feet; thence South 06 degrees 13 minutes 49 seconds West 120.72 feet; thence South 80 degrees 00 minutes 00 seconds East 200.00 feet; thence North 10 degrees 00 minutes 00 seconds East 13.79 feet; thence South 85 degrees 45 minutes 00 seconds East 129.10 feet to the Point of Beginning of this described tract; thence North 78 degrees 41 minutes 24 seconds East 101.98 feet; thence North 90 degrees 00 minutes 00 seconds East 505.00 feet; thence North 56 degrees 42 minutes 21 seconds East 78.75 feet to a point on a curve to the left, said point lying South 56 degrees 42 minutes 21 seconds West 425.00 feet from the radius point of said curve, said curve also having a radius of 425.00 feet, a total deflection angle of 41 degrees 30 minutes and a total length of 307.83 feet; thence Southeasterly on an arc of said curve to the left 60.87 feet to the Point of Tangency of said curve, said point of tangency lying South 48 degrees 30 minutes 00 seconds West from said radius point, said arc also being subtended by a chord having a bearing of South 37 degrees 23 minutes 50 seconds East and a chord distance of 60.82 feet; thence North 48 degrees 30 minutes 00 seconds East 140.00 feet; thence South 58 degrees 57 minutes 50 seconds East 191.00 feet; thence South 53 degrees 48 minutes 09 seconds East 103.42 feet; thence South 60 degrees 00 minutes 00 seconds East 236.21 feet; thence South 69 degrees 49 minutes 48 seconds East 205.01 feet; thence South 30 degrees 00 minutes 00 seconds West 185.00 feet; thence South 60 degrees 00 minutes 00 seconds East 29.52 feet; thence South 30 degrees 00 minutes 00 seconds West 206.67 feet; thence South 00 degrees 37 minutes 00 seconds East 125.00 feet; thence South 09 degrees 23 minutes 00 seconds West 458.67 feet to the most Southeasterly corner of Lot No. 128 as indicated on the Plat of Paris Estates Section Two as recorded in Plat Book C Page 177, 178 in the Office of the Recorder of Johnson County, Indiana; (the following six courses and distances follow the boundary of said Paris Estates Section Two); thence North 00 degrees 37 minutes 00 seconds West 375.07 feet; thence South 89 degrees 23 minutes 00 seconds West 500.00 feet; thence South 83 degrees 40 minutes 22 seconds West 100.50 feet; thence South 89 degrees 23 minutes 00 seconds West 200.00 feet; thence North 26 degrees 53 minutes 09 seconds West 55.88 feet; thence North 00 degrees 00 minutes 00 seconds West 318.28 feet to the Point of Beginning, containing 15.27 acres more or less, subject to all rights-of-way, easements and restrictions of record.

WE, THE UNDERSIGNED, WILLIAM E. PARIS, PRESIDENT, AND BARBARA L. PARIS, SECRETARY, OFFICERS OF HOOSIER STATE DEVELOPMENT, INC., OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "PARIS ESTATES-SECTION THREE" TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINE OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. A SEVEN AND ONE HALF FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ON BOTH SIDES OF SIDE LOT LINES, UNLESS SHOWN OTHERWISE ON THE ABOVE PLAT. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THE SUBDIVISION.

THE LOTS IN THE 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 ERRECTED, ALTERED OR PLACED ON ANY LOT, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT AND A PRIVATE GARAGE FOR NOT MORE THAN THREE 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 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. ALL TWO STORY, BI-LEVEL, OR TRI-LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1500 SQUARE FEET OF LIVING AREA.

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3. NO BUILDING SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.

4. 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 SETBACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 9 FEET TO AN INTERIOR LOT LINE. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 25 FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCROACH UPON ANOTHER LOT.

5. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING A WIDTH OF LESS THAN 80 FEET, NOR SHALL ANY DWELLING BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 10,000 SQUARE FEET.

6. 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. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.

7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

8. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.

9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR 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 FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

10. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT. NO DER-RICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT.

11. AT NO TIME SHALL ANY UNLICENSED, INOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.

12. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER USUAL HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

13. 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.

14. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN 2.5 AND 8 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 AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREETS PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.

15. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SET-BACK LINE.

16. ALL SWALES, FOR DRAINAGE OF LOTS, THAT ARE NECESSARY ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE SURFACE DRAINAGE.

17. ALL RESIDENCES SHALL HAVE EITHER BITUMINOUS OR CONCRETE PAVED DRIVEWAYS WITH A MINIMUM WIDTH OF FIFTEEN (15) FEET.

18. GOLFERS HAVE THE RIGHT TO RETRIEVE THEIR ERRANT GOLF BALLS FROM LOTS NUMBERED 123 AND 127 INCLUSIVE.

THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS, AT ANY TIME FOLLOWING RECORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THESE COVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES, OR BOTH.