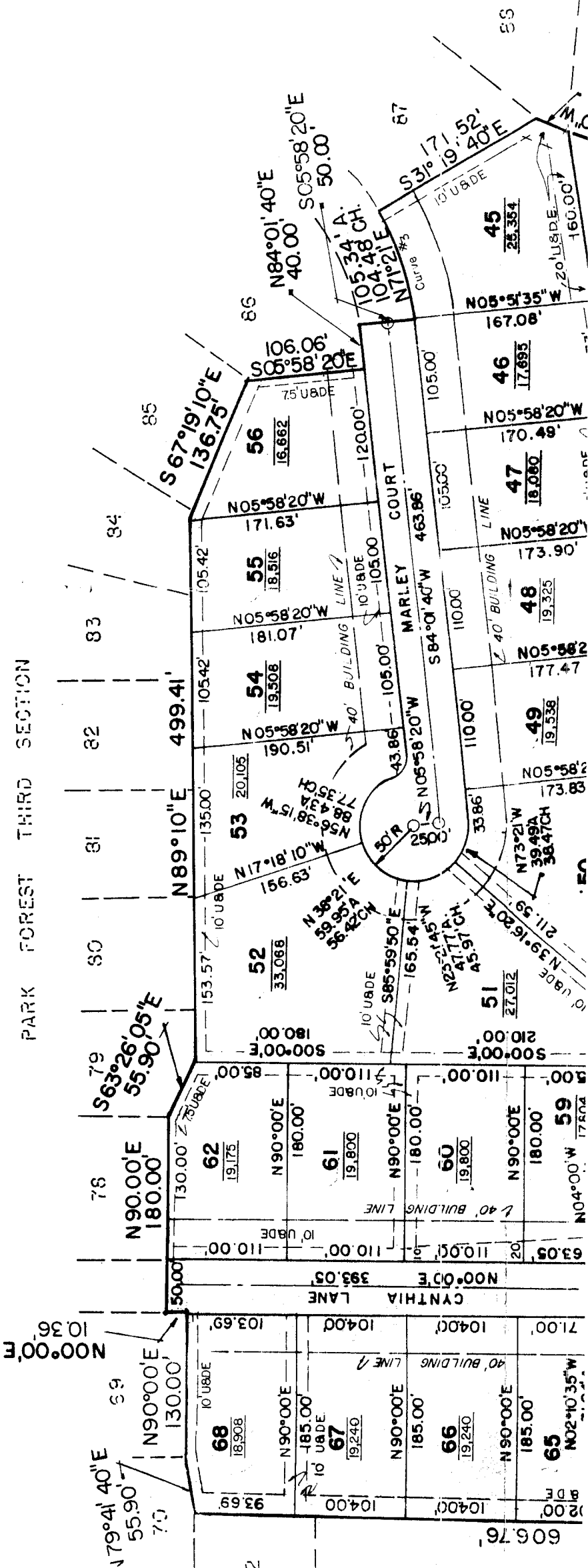
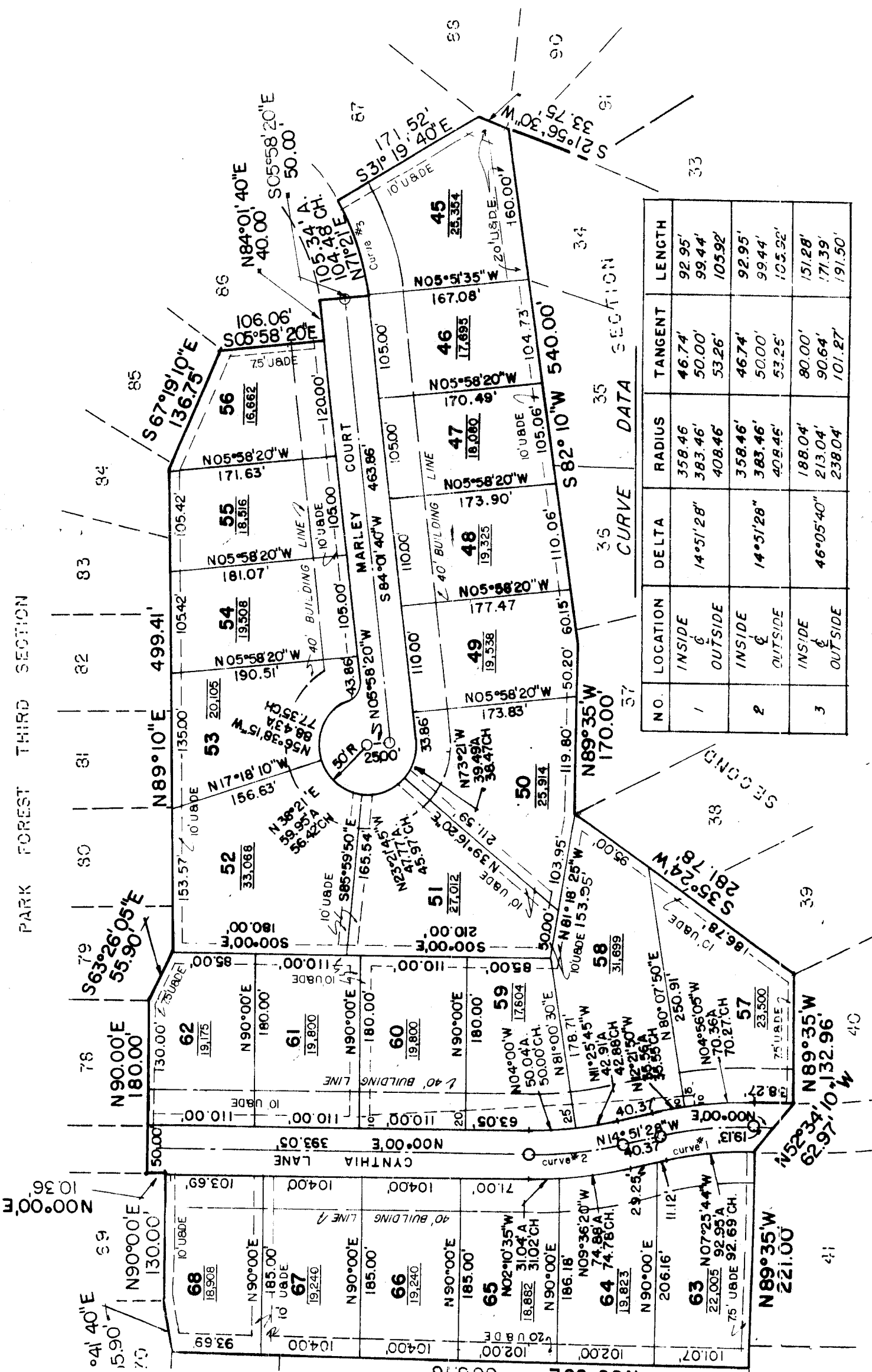


# PARK FOREST FOURTH SECTION

WHITELAND, INDIANA



PARK FOREST THIRD SECTION



CURVE DATA

NO.	LOCATION	DELTA	RADIUS	TANGENT	LENGTH
1	INSIDE	14°51'28"	358.46	46.74'	92.95'
	OUTSIDE		383.46'	50.00'	99.44'
2	INSIDE	14°51'28"	358.46'	46.74'	92.95'
	OUTSIDE		383.46'	50.00'	99.44'
3	INSIDE	46°05'40"	188.04'	80.00'	151.28'
	OUTSIDE		213.04'	90.64'	171.39'
			238.04'	101.27'	191.50'

THENCE SOUTH 81 DEGREES 10 MINUTES WEST 541.00 FEET TO THE NORTH-WEST CORNER OF LOT 1 IN PARK FOREST SECOND SECTION AS RECORDED IN BOOK 2, PAGE 40 OF THE RECORDS OF THE RECORDER OF JOHNSON COUNTY, INDIANA; (THE FOLLOWING COURSES AND DISTANCES ARE ON AND ALONG THE NORTH LINE OF THE ABOVE SAID PARK FOREST SECOND SECTION THENCE SOUTH 82 DEGREES 10 MINUTES WEST 541.00 FEET; THENCE NORTH 85 DEGREES 10 MINUTES WEST 170.00 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES WEST 281.78 FEET; THENCE NORTH 24 DEGREES 10 MINUTES WEST 341.00 FEET; THENCE NORTH 35 DEGREES 30 MINUTES WEST 541.97 FEET; THENCE SOUTH 55 DEGREES 30 MINUTES WEST 221.00 FEET TO THE CLOSE OF A SECTION, CONTAINING 1.139 ACRES, MORE OR LESS.

SAID SUBDIVISION HAS BEEN LAYED OUT INTO LOTS AND STREETS AS ACCOMPANIED WITH A PLAN HERETOBY REFERRED TO AS KNOWN AS "PARK FOREST-FOURTH SECTION", IN CLANSING TOWNSHIP, JOHNSON COUNTY, INDIANA. THE LOTS AND THE RIGHTS OF THE STREETS ARE SHOWN IN REDDED SPACING FEET AND ORIGINAL PARTS THEREOF ARE SHOWN AS SHOWN ON THE PLAN AND HERETOBY ARE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENT" SHOWN ON THIS PLAN WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, CABLES, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND HEREBY TO BE HELD TO THE RIGHTS OF PUBLIC UTILITIES TO SERVE AS THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND A PERMANENT EASEMENT TO BE KEPT, AND NO PART THEREOF, EXCEPT EASEMENTS, SHALL BE HELD, CREATED OR HEREBY HELD ON SAID "UTILITY AND DRAINAGE EASEMENT."

THE LOTS IN THE SUBDIVISION AND THE USE OF THE LOTS BY THE PUBLIC UTILITY BY PRESENT AND FUTURE OWNER OCCUPANTS SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS, WHICH SHALL RUN WITH THE LOTS.

1. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN THE (1) SINGLE-FAMILY DWELLING, NOT TO EXCEED TWO (2) STORIES IN HEIGHT AND AN ATTACHED GARAGE AT LEAST 14 FEET IN WIDTH IS MANDATORY, AND A STORAGE BUILDING NOT EXCEED ONE STORY IN HEIGHT AND 140 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONTAIN ONLY TOOLS AND MATERIALS USED IN THE DWELLING.

2. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT UNLESS THE FLOOR AREA OF THE MAIN STRUCTURE OF ONE STORY OR MORE PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING OR LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.

3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET THAN THE PRINCIPAL BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAN. NO BUILDING SHALL BE LOCATED NEARER THAN 12 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 27 FEET. A SIX (6) FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING EIGHTEEN (18) FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL BUILDING, IT SHALL BE LOCATED AT LEAST 10 FEET BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY FEET TO THE REAR LOT LINE.

4. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT UNLESS THE EXTERIOR FACING IS COMPRISED OF AT LEAST FORTY PERCENT (40%) MASONRY. NO MASONITE OR VERTICAL ALUMINUM SIDING SHALL BE USED ON EXTERIOR CONSTRUCTION.

5. 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.

6. LOT OWNERS AND BUILDERS MUST FURNISH TO THE DEVELOPER COMPLETED CONSTRUCTION PLANS AND A PLOT PLAN TO COMMENCING CONSTRUCTION.

7. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN 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 DURING THE CONSTRUCTION AND SALES PERIOD.

8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.

9. NO OIL DRILLING, OIL DEVELOPMENT OPERATION, OIL REFINING, QUARRING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE COVERED AND PROTECTED.

10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT DOGS AND CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT IF THEY ARE CONTAINED IN A FENCED ENCLOSURE OR WITHIN A FENCED BUILDING, AND PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

11. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE, WASTE MATERIAL OR MATERIAL SHALL BE KEPT ONLY IN SANITARY CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT NOT PERMITTED TO BE STREWN ABOUT AND ALL MATERIAL NOT DISPOSED OF ON THE SUBJECT LOT SHALL BE TRANSPORTED OUT OF PARK FOREST SUBDIVISION.

12. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINE AT ELEVATIONS BETWEEN TEN (10) FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINE AND A LINE CONNECTING THEM AT POINTS 20 FEET FROM THE LINE OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED, THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET OF THE INTERSECTION OF A STREET PROPERTY LINES WITH THE EDGE OF A DRIVEWAY PAVEMENT.

- 13. ALL POWER AND TELEPHONE LINES ARE TO BE UNDERGROUND.
- 14. TREES, TREES, AND SHRUBS ARE NOT TO BE CUT OR REMOVED WITHIN THE WIDTH OF THE STREET RIGHT-OF-WAY, NOR ARE TO BE CUT OR REMOVED WITHIN FIVE FEET OF ANY SIDE OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY.
- 15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASANT MANNER. BRUSH, RUBBER, GRASS OR SCREEN PLANTINGS BEYOND THE FRONT OF THE LOT SHALL NOT BE PERMITTED. IT IS THE INTENTION OF THIS RESTRICTION TO HAVE ALL LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.
- 16. NO ABOVE-GROUND WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.
- 17. AN AUTOMOBILE WHICH IS UNREGISTERED OR UNLICENSED, AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.
- 18. TRAILERS, STATS, MOTOR VEHICLES, AND OTHER EQUIPMENT SHALL NOT BE KEPT OR STORED ON THE FRONT LOT OF ANY LOT.
- 19. STREET LIGHTS WITH PHOTOCELLS WHICH SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AT A COST OF \$100.00 PER FOOT OF THE DRIVEWAY AND WITHIN ONE (1) FOOT OF THE STREET RIGHT-OF-WAY LINE.
- 20. ALL DRIVEWAYS SHALL BE CONCRETE PAVED AND NOT LESS THAN TEN (10) FEET IN WIDTH.
- 21. ANY FIELD TILE OR UNDERGROUND DRAINAGE WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THE DRIVEWAY SHALL BE RELOCATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL BE BOUND BY INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.
- 22. LAWNS, GRASS, TREES, SHRUBS, AND BUSH OR GOLF YARD SHOULD NOT BE OBSCURED BY VEGETATION, SHOULD BE MAINTAINED AND NOT CUT SHORTER THAN 4 INCHES.
- 23. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AFTER WHICH TIME SAID 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 TOWN BOARD OF THE TOWN OF WHITELAND IS RECORDED AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
- 24. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR CONTRIBUTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES. INVALIDATION OF THIS INSTRUMENT OR OTHER COVENANTS SHALL HAVE NO EFFECT.

APPROVED AND RECORDED THIS 25th DAY OF October, 1978.

BY: [Signature]  
SARVEE J. WILLIAMS

25. THESE COVENANTS MAY BE ENFORCED BY LOT OWNERS OR BY THE GOVERNMENT OF THE STATE OF INDIANA.

NOTARY PUBLIC (INDIANA) SS:  
DAVID D. JOHNSON

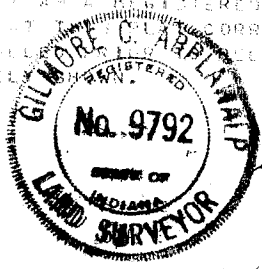
I, [Signature], the undersigned, a Notary Public in and for said County and State, appearing [Signature] David D. Johnson, Clerk, who acknowledged the execution of the foregoing instrument as his own, and that he is not and does not intend to be, and further therein subscribed and attested his signature thereto.

WITNESS MY HAND AND NOTARIAL SEAL THIS 25th DAY OF October, 1978.

NOTATION EXPLAINS:

[Signature]  
CHANCEY DAVIS, NOTARY PUBLIC  
JOHNSON COUNTY

I, [Signature], hereby certify that I am a Registered Land Surveyor, Licensed in Compliance with the laws of the State of Indiana, and that I have correctly represented a survey completed by me, and that the same therein will be installed and that the release of the correct copy, and that the copy filed here, by a and material are accurate.



[Signature]  
GILMORE C. ABPLANALP  
REG. LAND SURVEYOR No. 9792  
FEBRUARY 22, 1978

APPROVED BY THE TOWN BOARD OF WHITELAND, INDIANA, ON THE 4th DAY OF October, 1978.  
[Signature]  
HERBERT C. SINGLEY, PRESIDENT  
[Signature]  
BILLY C. BURCHETT, MEMBER

THIS INSTRUMENT WAS GIVEN APPROVAL BY THE TOWN OF WHITELAND, JOHNSON COUNTY, INDIANA, AS FOLLOWS:  
APPROVED BY THE TOWN OF WHITELAND PLAN COMMISSION AT A MEETING HELD October 25th, 1978.  
[Signature] PRESIDENT  
LYMAN L. BENNETT, JR.  
[Signature] SECRETARY  
LENORE DAVIS

ENTERED FOR TAXATION THIS 14th DAY OF March, 1978.  
[Signature]