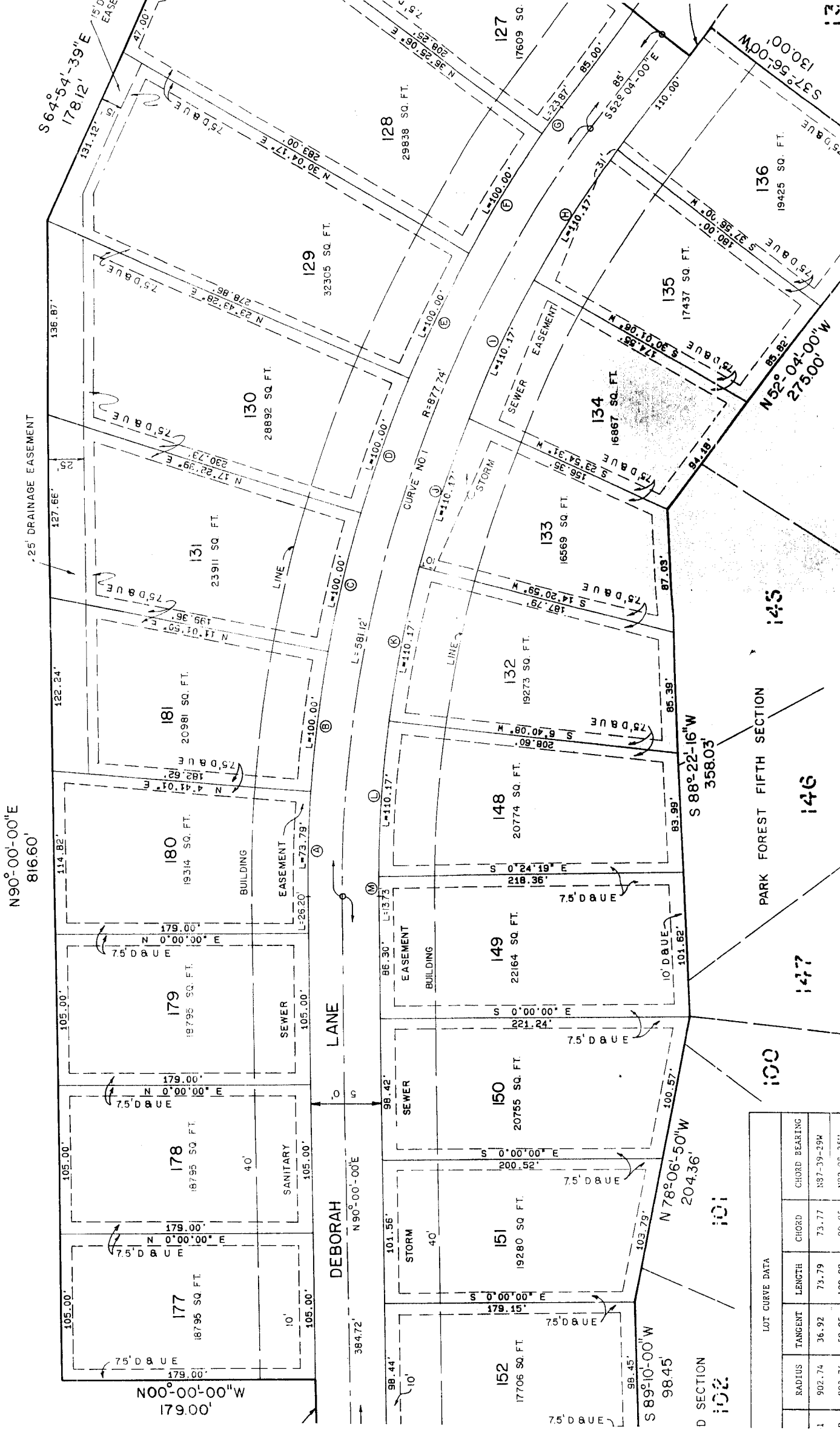


PARK FOREST SIXTH SECTION

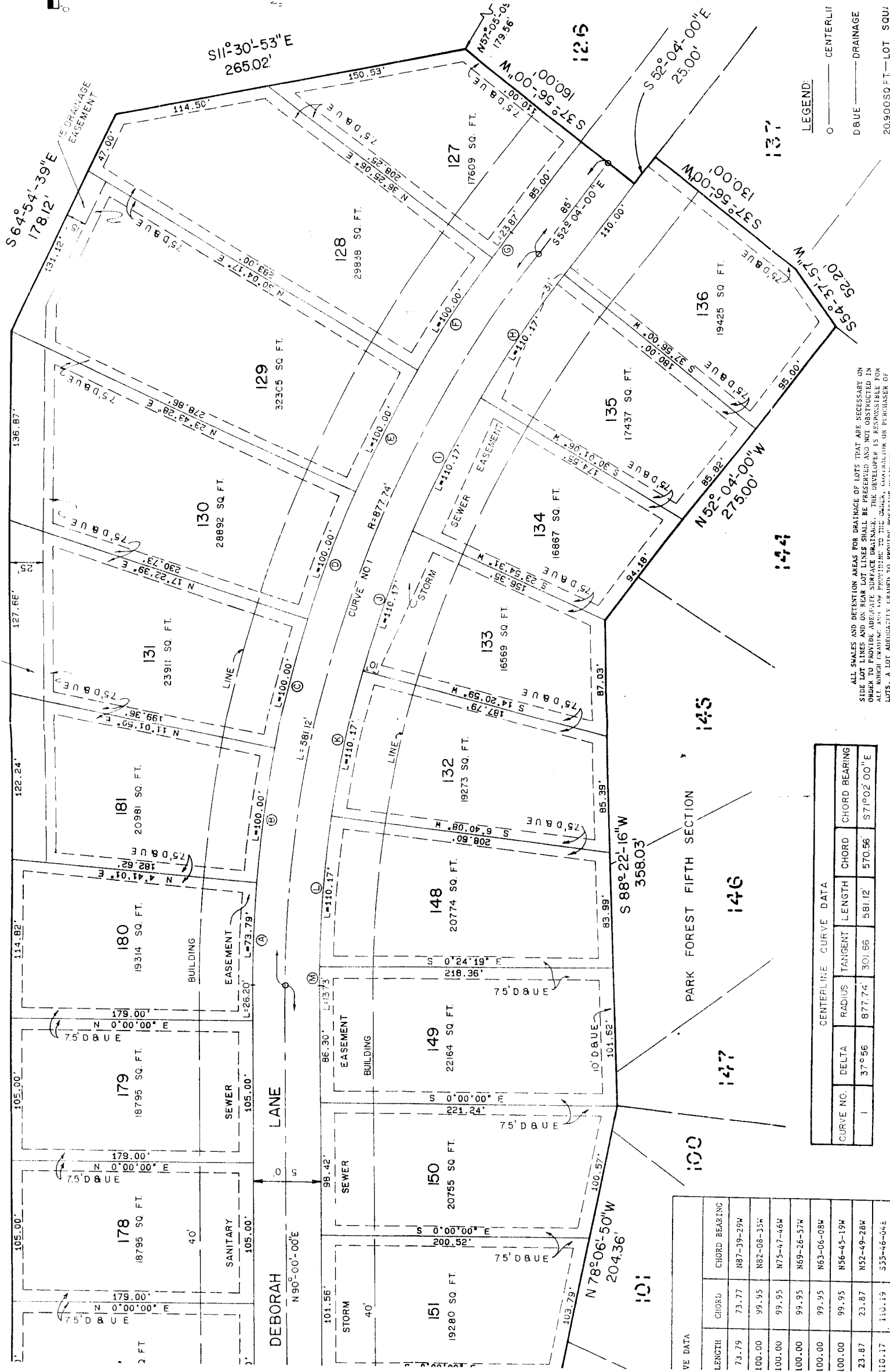
WHITELAND, INDIANA



LOT CURVE DATA

RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	902.74	36.92	73.79	N87-39-29W
9	902.74	50.05	100.00	N82-08-35W

N90°00'-00"E
816.60'



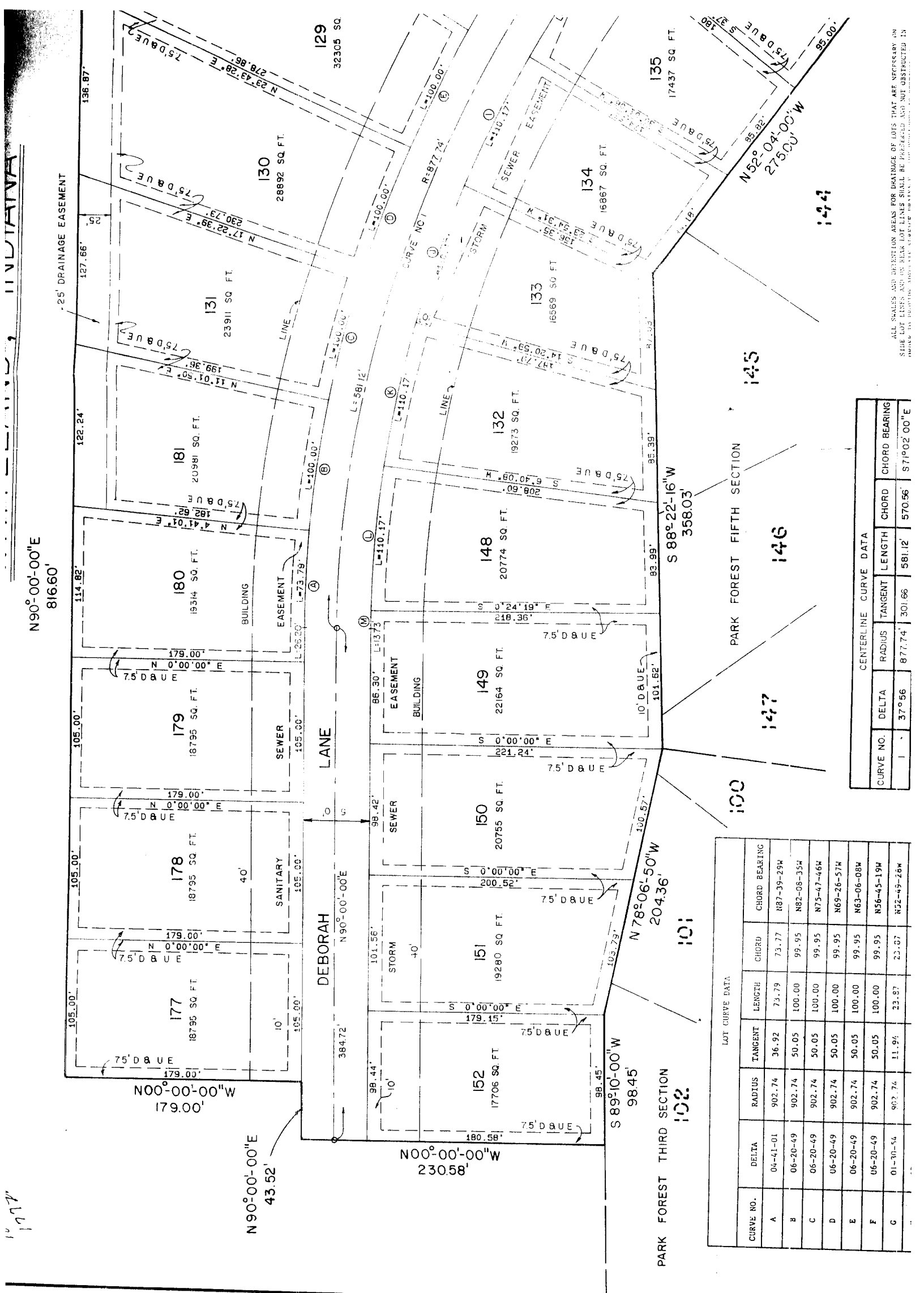
12.6
12.7
13.1
13.2
13.3
13.4
13.5
13.6
13.7
13.8
13.9
14.0
14.1
14.2
14.3
14.4
14.5
14.6
14.7
14.8
14.9
15.0

LEGEND:
○ CENTERLINE
D8UE DRAINAGE
20,900 SQ. FT. LOT

ALL SHADES AND DETENTION AREAS FOR DRAINAGE OF LOTS THAT ARE NECESSARY ON SIDE LOT LINES AND ON CORNER LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE DRAINAGE. THE DEVELOPER IS RESPONSIBLE FOR ALL ROUGH GRADING AND FOR PROVIDING THE NECESSARY DRAINAGE FOR ALL LOTS. A LOT ADEQUATELY GRABBED TO PROVIDE POSITIVE DRAINAGE. BEG/PPF/TJP

CENTERLINE CURVE DATA				
CURVE NO.	DELTA	RADIUS	TANGENT LENGTH	CHORD BEARING
1	37°56'	877.74	301.66	S71°02'00"E

VE DATA		
LENGTH	CHORD	CHORD BEARING
73.79	73.77	N87°39'-29W
100.00	99.95	N82°08'-35W
100.00	99.95	N75°47'-46W
100.00	99.95	N69°26'-57W
100.00	99.95	N63°06'-08W
100.00	99.95	N56°45'-19W
23.87	23.87	N52°49'-28W
110.17	110.19	S55°46'-04E



LOT CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
A	04-41-01	902.74	36.92	73.79	73.77	N87-39-29W
B	06-20-49	902.74	50.05	100.00	99.95	N82-08-35W
C	06-20-49	902.74	50.05	100.00	99.95	N75-47-46W
D	06-20-49	902.74	50.05	100.00	99.95	N69-26-57W
E	06-20-49	902.74	50.05	100.00	99.95	N63-06-08W
F	06-20-49	902.74	50.05	100.00	99.95	N56-45-19W
G	01-10-14	902.74	11.94	23.87	23.07	N22-49-26W

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	37°56'	877.74'	301.66'	581.12'	570.56'	S71°02'00"E

ALL SCALES AND DETENTION AREAS FOR DRAINAGE OF LOTS THAT ARE NECESSARY ON SIDE LOT LINES AND ON BEAR LOT LINES SHALL BE PREPARED AND NOT OBTAINED IN ACCORD TO THE REQUIREMENTS OF THE SUBDIVISION ACT.

A PART OF THE WESTWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF WHITELAND, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 22 SECONDS EAST (PREVIOUS DEED BEARING) ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 863.54 FEET TO THE NORTHEAST CORNER OF PARK FOREST FIFTH SECTION AS RECORDED IN PLAT BOOK "C" PAGE 205-206 IN THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA. THE NEXT 9 COURSES FOLLOW THE BOUNDARY OF LAST SAID PARK FOREST FIFTH SECTION; THENCE NORTH 83 DEGREES 00 MINUTES 51 SECONDS WEST 240.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8 DEGREES 20 MINUTES 29 SECONDS THE RADIUS POINT OF SAID CURVE BEARS NORTH 83 DEGREES 00 MINUTES 51 SECONDS WEST 275.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 40.04 FEET ARC DISTANCE TO A POINT WHERE THE RADIUS POINT OF SAID CURVE BEARS NORTH 74 DEGREES 40 MINUTES 23 SECONDS WEST 275.00 FEET; THENCE NORTH 57 DEGREES 05 MINUTES 09 SECONDS WEST 179.56 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 37 DEGREES 56 MINUTES 00 SECONDS WEST 160.00 FEET; THENCE SOUTH 52 DEGREES 04 MINUTES 00 SECONDS EAST 25.00 FEET; THENCE SOUTH 37 DEGREES 56 MINUTES 00 SECONDS WEST 130.00 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 57 SECONDS WEST 52.20 FEET; THENCE NORTH 52 DEGREES 04 MINUTES 00 SECONDS WEST 275.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 16 SECONDS WEST 358.03 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 100 IN PARK FOREST THIRD SECTION AS RECORDED IN PLAT BOOK 9 PAGE 32 IN THE RECORDERS OFFICE OF JOHNSON COUNTY INDIANA. THE NEXT TWO COURSES FOLLOW THE BOUNDARY OF LAST SAID PARK FOREST 3RD SECTION; THENCE NORTH 78 DEGREES 06 MINUTES 50 SECONDS WEST 204.36 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 00 SECONDS WEST 98.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 230.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 43.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 179.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 816.60 FEET; THENCE SOUTH 64 DEGREES 54 MINUTES 39 SECONDS EAST 178.12 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES 53 SECONDS EAST 265.02 TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT CONTAINING 10.84 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS TWENTY LOTS NUMBERED ONE HUNDRED TWENTY SEVEN THROUGH ONE HUNDRED THIRTY SIX, AND ONE HUNDRED FORTY EIGHT THROUGH ONE HUNDRED FIFTY TWO, AND ONE HUNDRED SEVENTY SEVEN THROUGH ONE HUNDRED EIGHTY TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HERewith.

HEREBY SUBDIVIDED SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "PARK FOREST SIXTH SECTION", IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT".

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 ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (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 TO EXCEED ONE STORY IN HEIGHT AND 160 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONFORM TO THE DESIGN AND EXTERIOR MATERIALS OF THE DWELLING.
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 1450 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1000 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 MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. 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 18 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY (30) FEET TO THE REAR LOT LINE.
4. THE EXTERIOR FACING OF DWELLINGS PLACED ON TWELVE (12) LOTS IN THIS SUBDIVISION SHALL BE COMPRISED OF FORTY PERCENT (40%) MASONRY. THE AREA IN SQUARE FEET OF SAID DWELLING THAT IS TO BE COVERED BY MASONRY WILL BE DETERMINED BY MULTIPLYING EIGHT (8) TIMES FORTY PERCENT (40%) TIMES THE TOTAL PERIMETER LENGTH OF THE DWELLING FOUNDATION.
THE EXTERIOR FACING OF DWELLINGS PLACED ON EIGHT (8) LOTS IN THIS SUBDIVISION CAN BE OF TOTAL FRAME CONSTRUCTION (NO MASONRY EXTERIOR FACE REQUIRED). NO PRESSED BOARD MATERIAL OF MASONITE TYPE OR VERTICAL ALUMINUM OR VINYL SIDING SHALL BE USED ON EXTERIOR FACE OF ANY DWELLING.
ONLY CEDAR, REDWOOD, OR COMPARABLE WOOD OF SAME QUALITY OR HORIZONTAL VINYL OR HORIZONTAL ALUMINUM WILL BE PERMITTED IN LIEU OF MASONRY FOR THE EXTERIOR FACE OF ANY BUILDING. DWELLINGS WHICH HAVE TOTAL MASONRY EXTERIORS ARE PERMITTED.
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 PRIOR TO COMMENCING CONSTRUCTION.

FOREST SIXTH SECTION WHITELAND, INDIANA

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, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK 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 CONCEALED.

10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL 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 MATTER OR MATERIAL 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. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION AND WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND 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 TWO AND SIX 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 THEM AT POINTS 25 FEET FROM THE INTERSECTION 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 FROM 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. FENCES, TREES, AND SHRUBS ARE NOT PERMITTED WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY, NOR ARE THEY PERMITTED WITHIN FOUR (4) FEET IN ANY DIRECTION OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. TREES, SHRUBS OR SCREEN PLANTINGS BETWEEN 4 FEET AND 10 FEET ABOVE THE GROUND SHALL NOT BE PERMITTED. IT IS THE INTENTION OF THIS RESTRICTION TO INSURE THAT ALL LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

17. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED SHALL NOT BE PERMITTED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO BE KEPT ON ANY LOT.

18. TRAILERS, BOATS, RECREATIONAL VEHICLES, AND SIMILAR ITEMS SHALL NOT BE KEPT OR STORED IN THE FRONT OR REAR YARD OF ANY LOT.

19. DRIVEWAY LIGHTS WITH PHOTOELECTRIC CONTROLS SHALL BE MAINTAINED BY THE OWNER AT A LOCATION NOT MORE THAN ONE (1) FOOT FROM THE STREET PROPERTY LINE.

20. ALL DRIVES SHALL BE CONCRETE AND SHALL BE NOT LESS THAN TWENTY (20) FEET WIDE.

21. ANY FIELD TILE OR UNDERDRAIN SHALL BE KEPT OPEN AND CLEAR OF ANY IMPROVEMENT WITHIN THE LOT. THESE RESTRICTIONS SHALL BE BINDING ON THE OWNERS OF LOTS IN THIS SUBDIVISION AND SHALL BE BINDING ON ALL PARTIES TO ANY INSTRUMENT RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE SUCCESSIVE PERIODS OF TEN YEARS, AND SHALL BE SUBJECT TO INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF SAID LOTS AGREEING TO CHANGE SAID COVENANTS.

22. SWALES, DRAINAGE DITCHES, OR OTHER DRAINAGE SYSTEMS SHALL NOT BE OBSTRUCTED BY VEGETATION, AND SHALL BE KEPT OPEN AND CLEAR OF ONLY OPEN CHAIN LINK TYPE FENCING. THESE RESTRICTIONS ARE HEREBY DEEMED TO BE A NECESSARY EASEMENT, DRAINAGE AND UTILITY EASEMENT.

23. THESE RESTRICTIONS ARE HEREBY DEEMED TO BE A NECESSARY EASEMENT, DRAINAGE AND UTILITY EASEMENT, AND SHALL BE BINDING ON ALL PARTIES TO ANY INSTRUMENT RECORDED AFTER WHICH TIME SAID COVENANTS SHALL BE SUCCESSIVE PERIODS OF TEN YEARS, AND SHALL BE SUBJECT TO INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF SAID LOTS AGREEING TO CHANGE SAID COVENANTS.

24. ENFORCEMENT SHALL BE BY PROCESS OF LAW. THE CITY OF WHITELAND, INDIANA, SHALL ENFORCE THESE PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

RESTRICTED TO THE PUBLIC VIEW ON ANY LOT, 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, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT, NOR SHALL OIL WELLS, TANKS, TUNNELS, MINERAL EXCAVATIONS OR SHAFTS BE PERMITTED UPON OR IN ANY LOT. NO DERRICK 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 CONCEALED.

10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT IF THEY ARE CONFINED IN A FENCED ENCLOSURE OR WITHIN THE PRINCIPAL 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 MATTER OR MATERIAL 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. DURING THE CONSTRUCTION OF A RESIDENCE ALL CONSTRUCTION AND WASTE SHALL BE KEPT IN AN ENCLOSURE ON THE SUBJECT LOT AND 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 TWO AND SIX 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 THEM AT POINTS 25 FEET FROM THE INTERSECTION 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 FROM 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. FENCES, TREES, AND SHRUBS ARE NOT PERMITTED WITHIN THE LIMITS OF THE STREET RIGHT-OF-WAY, NOR ARE THEY PERMITTED WITHIN FOUR (4) FEET IN ANY DIRECTION OF A FIRE HYDRANT OR BETWEEN THE HYDRANT AND THE RIGHT-OF-WAY LINE.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. SMALL BUSHES, SHRUBS OR SCREEN PLANTINGS BETWEEN 4 FEET AND 10 FEET ABOVE THE GROUND SHALL NOT BE PERMITTED. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT ALL LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT.

17. ANY MOTOR VEHICLE WHICH IS INOPERATIVE OR UNLICENSED, AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

18. TRAILERS, BOATS, RECREATIONAL VEHICLES, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARDS OF ANY LOT.

19. DRIVEWAY LIGHTS WITH PHOTOELECTRIC SWITCHES SHALL BE INSTALLED AND MAINTAINED BY THE OWNER AT A LOCATION WITHIN SIX (6) FEET OF THE DRIVEWAY AND WITHIN ONE (1) FOOT OF THE STREET RIGHT-OF-WAY LINE.

20. ALL DRIVES SHALL BE CONCRETE PAVED AND NOT LESS THAN TEN (10) FEET IN WIDTH.

21. 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.

22. SWALES, DRAINAGE DITCHES, AND REAR OR SIDE YARD SWALES SHALL NOT BE OBSTRUCTED BY VEGETATION, SHRUBS, OR FILL WHICH OBSTRUCTS SURFACE WATER FLOW ONLY OPEN CHAIN LINK TYPE FENCE (NO PRIVACY WEAVING) IS PERMITTED ON ANY DRAINAGE AND UTILITY EASEMENT.

23. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS 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. AT ANY TIME FOLLOWING RECORDATION, AND INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN 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 ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES. INVALIDATION OF ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

25. THESE COVENANTS MAY BE ENFORCED BY LOT OWNERS OR OFFICIALS OF THE GOVERNMENTAL UNIT OF WHICH THE SUBDIVISION IS A PART.

DRAINAGE COVENANT PER JOHNSON COUNTY MASTER PLAN

DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE JOHNSON COUNTY DRAINAGE BOARD. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS, OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED 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 APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY DRAINAGE BOARD. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE. AFTER WHICH TIME, IF NO ACTIONS IS TAKEN, THE JOHNSON COUNTY DRAINAGE BOARD WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

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DUCTION.

KNOW ALL MEN BY THESE PRESENTS: MARY L. WILLIAMS, PRESIDENT, AND SAMUEL J. WILLIAMS, EXECUTIVE VICE-PRESIDENT, OF WILLIAMS AT WHITELAND, INC., THE OWNER IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA.

A PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWN OF WHITELAND, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 22 SECONDS EAST (PREVIOUS DEED BEARING) ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION 863.54 FEET TO THE NORTHEAST CORNER OF PARK FOREST FIFTH SECTION AS RECORDED IN PLAT BOOK "C" PAGE 205-206 IN THE RECORDERS OFFICE OF JOHNSON COUNTY, INDIANA. THE NEXT 9 COURSES FOLLOW THE BOUNDARY OF LAST SAID PARK FOREST FIFTH SECTION; THENCE NORTH 83 DEGREES 00 MINUTES 51 SECONDS WEST 240.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 8 DEGREES 20 MINUTES 29 SECONDS THE RADIUS POINT OF SAID CURVE BEARS NORTH 83 DEGREES 00 MINUTES 51 SECONDS WEST 275.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 40.04 FEET ARC DISTANCE TO A POINT WHERE THE RADIUS POINT OF SAID CURVE BEARS NORTH 74 DEGREES 40 MINUTES 23 SECONDS WEST 275.00 FEET; THENCE NORTH 57 DEGREES 05 MINUTES 09 SECONDS WEST 179.56 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 37 DEGREES 56 MINUTES 00 SECONDS WEST 160.00 FEET; THENCE SOUTH 52 DEGREES 04 MINUTES 00 SECONDS EAST 25.00 FEET; THENCE SOUTH 37 DEGREES 56 MINUTES 00 SECONDS WEST 130.00 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 57 SECONDS WEST 52.20 FEET; THENCE NORTH 52 DEGREES 04 MINUTES 00 SECONDS WEST 275.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 16 SECONDS WEST 358.03 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 100 IN PARK FOREST THIRD SECTION AS RECORDED IN PLAT BOOK 9 PAGE 32 IN THE RECORDERS OFFICE OF JOHNSON COUNTY INDIANA. THE NEXT TWO COURSES FOLLOW THE BOUNDARY OF LAST SAID PARK FOREST 3RD SECTION; THENCE NORTH 78 DEGREES 06 MINUTES 50 SECONDS WEST 204.36 FEET; THENCE SOUTH 89 DEGREES 10 MINUTES 00 SECONDS WEST 98.45 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 230.58 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 43.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 179.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 816.60 FEET; THENCE SOUTH 64 DEGREES 54 MINUTES 39 SECONDS EAST 178.12 FEET; THENCE SOUTH 11 DEGREES 30 MINUTES 53 SECONDS EAST 265.02 TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT CONTAINING 10.84 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHT-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS TWENTY LOTS NUMBERED ONE HUNDRED TWENTY SEVEN THROUGH ONE HUNDRED THIRTY SIX, AND ONE HUNDRED FORTY EIGHT THROUGH ONE HUNDRED FIFTY TWO, AND ONE HUNDRED SEVENTY SEVEN THROUGH ONE HUNDRED EIGHTY TOGETHER WITH STREETS, RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

HEREBY SUBDIVIDED SAID REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THE PLAT HEREON, SAID SUBDIVISION TO BE KNOWN AS "PARK FOREST SIXTH SECTION", IN PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA. THE SIZE OF THE LOTS AND THE WIDTHS OF THE STREETS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF. ALL STREETS AS SHOWN ON THIS PLAT AND HERETOFORE NOT DEDICATED, ARE HEREBY DEDICATED TO PUBLIC USE.

THERE ARE STRIPS OF GROUND MARKED "UTILITY AND DRAINAGE EASEMENT" SHOWN ON THIS PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES AND WIRES. PURCHASERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE SUBJECT TO THE EASEMENTS HEREBY CREATED AND SUBJECT AT ALL TIMES TO THE RIGHTS OF PROPER AUTHORITIES TO SERVICE THE UTILITIES AND THE EASEMENTS HEREBY CREATED, AND NO PERMANENT STRUCTURE OF ANY KIND, AND NO PART THEREOF, EXCEPT FENCES, SHALL BE BUILT, ERECTED OR MAINTAINED ON SAID "UTILITY AND DRAINAGE EASEMENT".

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 ERECTED, ALTERED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE ONE (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 TO EXCEED ONE STORY IN HEIGHT AND 160 SQUARE FEET OF FLOOR AREA, SAID STORAGE BUILDING SHALL CONFORM TO THE DESIGN AND EXTERIOR MATERIALS OF THE DWELLING.
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 1450 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1000 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 MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. 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 18 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING. NO BUILDING SHALL BE ERECTED CLOSER THAN THIRTY (30) FEET TO THE REAR LOT LINE.
4. THE EXTERIOR FACING OF DWELLINGS PLACED ON TWELVE (12) LOTS IN THIS SUBDIVISION SHALL BE COMPRISED OF FORTY PERCENT (40%) MASONRY. THE AREA IN SQUARE FEET OF SAID DWELLING THAT IS TO BE COVERED BY MASONRY WILL BE DETERMINED BY MULTIPLYING EIGHT (8) TIMES FORTY PERCENT (40%) TIMES THE TOTAL PERIMETER LENGTH OF THE DWELLING FOUNDATION.
THE EXTERIOR FACING OF DWELLINGS PLACED ON EIGHT (8) LOTS IN THIS SUBDIVISION CAN BE OF TOTAL FRAME CONSTRUCTION (NO MASONRY EXTERIOR FACE REQUIRED). NO PRESSED BOARD MATERIAL OF MASONITE TYPE, OR VERTICAL ALUMINUM OR VINYL SIDING SHALL BE USED ON EXTERIOR FACE OF ANY DWELLING.
ONLY CEDAR, REDWOOD, OR COMPARABLE WOOD OF SAME QUALITY, OR HORIZONTAL VINYL OR HORIZONTAL ALUMINUM WILL BE PERMITTED IN LIEU OF MASONRY FOR THE EXTERIOR FACE OF ANY BUILDING. DWELLINGS WHICH HAVE TOTAL MASONRY EXTERIORS ARE PERMITTED.
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.