

Dodge, Chuck

From: Braughton, Amy
Sent: Monday, January 26, 2004 2:23 PM
To: Dodge, Chuck
Subject: Can you email me CCR's for Pebble Hills 2nd section (johnson county), please?? thanks, Amy!!!

Amy E. Braughton
Escrow Coordinator
Chicago Title Insurance Company
633 Library Park Drive, Suite G
Greenwood, IN 46142
phone 317-888-9797 ext. 2401
fax 317-882-3243
email: braughtona@ctt.com

Plat Book 7, page 65

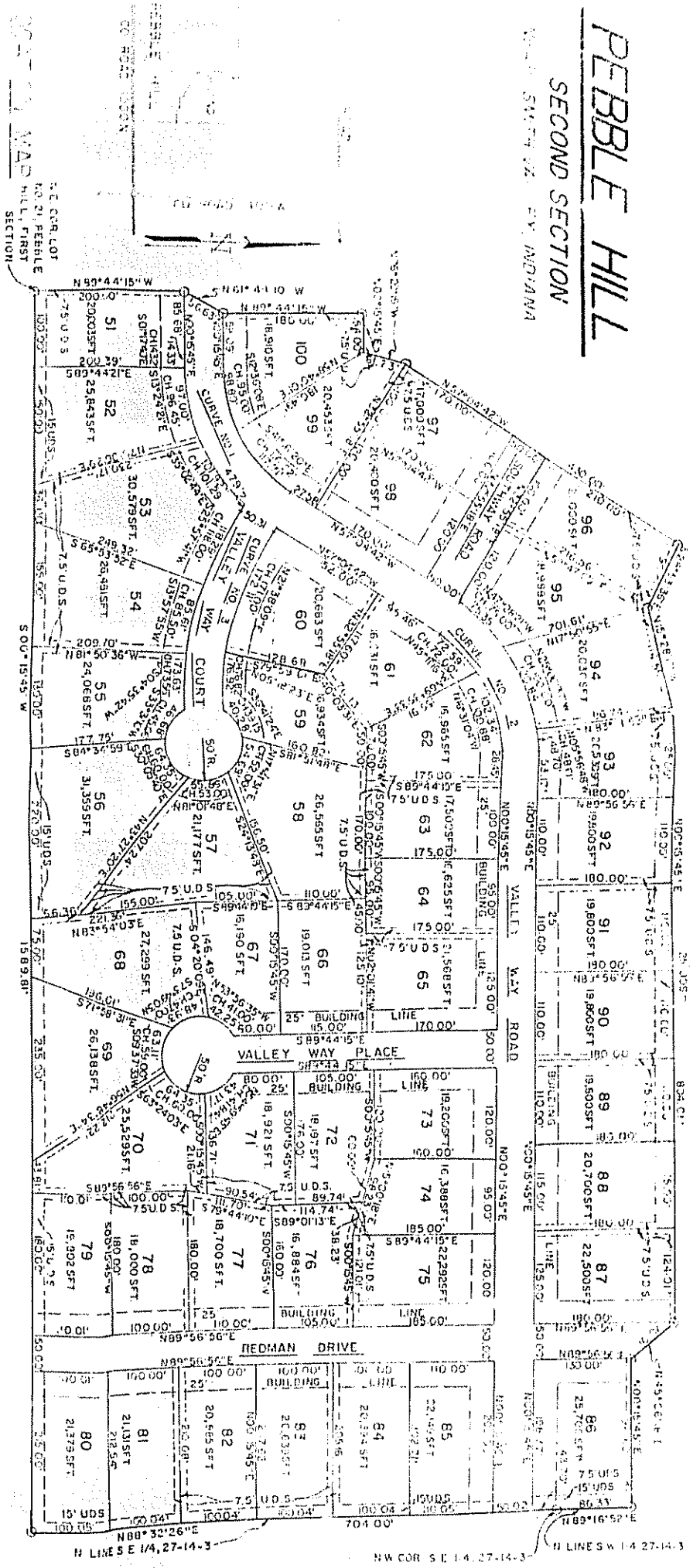
Plat Book 8 page 45

lot 66

PEBBLE HILL

SECOND SECTION

SECTION 02, T4N, R14E, INDIANA



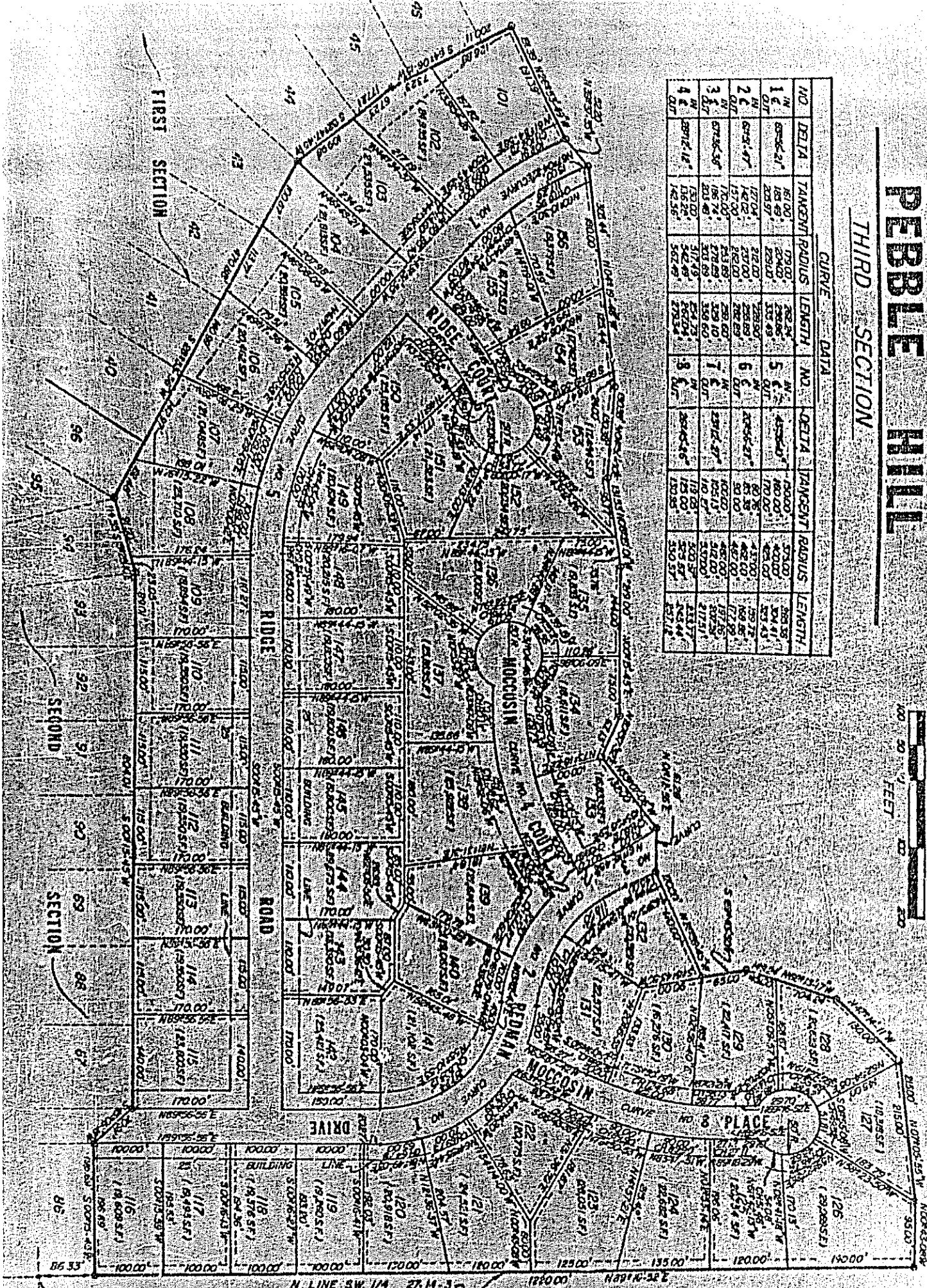
CURVE DATA

SECTION	TANGENT	RADIUS	LENGTH
1	116.65'	213.35'	213.51'
2	130.35'	238.35'	238.55'
3	134.00'	253.35'	263.55'
4	65.34'	174.72'	174.86'
5	57.23'	109.21'	199.88'
6	122.86'	224.72'	224.90'
7	128.00'	436.89'	249.03'
8	135.35'	461.89'	261.28'
9	42.65'	426.89'	277.79'



AN ADDITION
 SMITH VALLEY, IND.
PERBBLE HILL
 THIRD SECTION

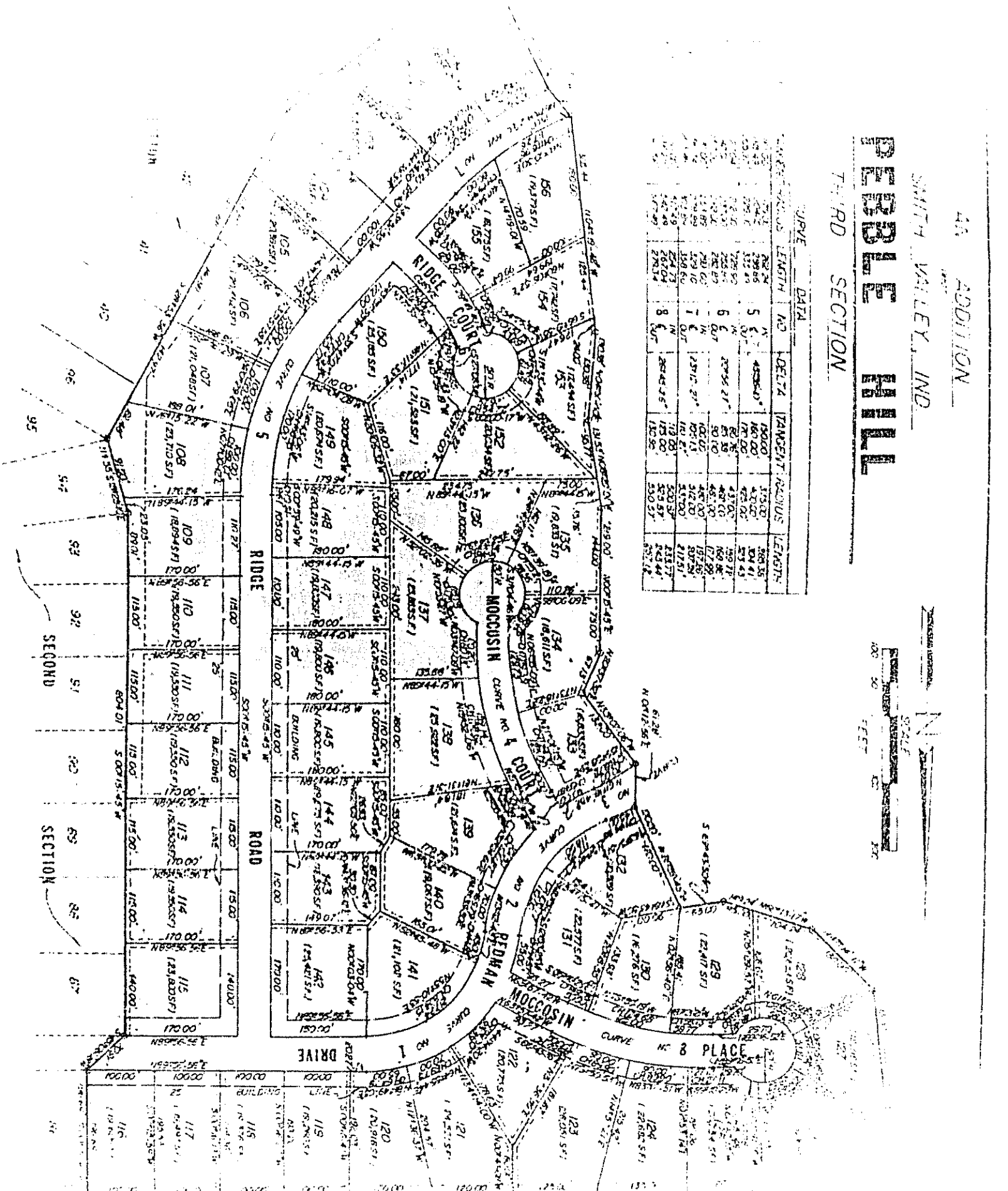
CURVE DATA							
NO.	DELTA	TANGENT RADIUS	LENGTH	NO.	DELTA	TANGENT RADIUS	LENGTH
1	IN	65°36'21"	181.00'	5	IN	130.00'	375.00'
1	OUT	65°36'21"	181.00'	5	OUT	130.00'	375.00'
2	IN	65°36'21"	181.00'	6	IN	130.00'	375.00'
2	OUT	65°36'21"	181.00'	6	OUT	130.00'	375.00'
3	IN	67°26'36"	176.00'	7	IN	102.00'	487.00'
3	OUT	67°26'36"	176.00'	7	OUT	102.00'	487.00'
4	IN	69°12'12"	173.00'	8	IN	118.00'	507.00'
4	OUT	69°12'12"	173.00'	8	OUT	118.00'	507.00'



4th ADDITION SMITH VALLEY, INC PEARLE HILL THIRD SECTION

SPEE DATA

STATION	CHORD LENGTH	ΔD	ΔE	TANGENT	RADIUS	LENGTH
100	282.34	5	4358.47°	180.00	175.00	200.35
101	282.34	5	4358.47°	180.00	175.00	200.35
102	282.34	5	4358.47°	180.00	175.00	200.35
103	282.34	5	4358.47°	180.00	175.00	200.35
104	282.34	5	4358.47°	180.00	175.00	200.35
105	282.34	5	4358.47°	180.00	175.00	200.35
106	282.34	5	4358.47°	180.00	175.00	200.35
107	282.34	5	4358.47°	180.00	175.00	200.35
108	282.34	5	4358.47°	180.00	175.00	200.35
109	282.34	5	4358.47°	180.00	175.00	200.35
110	282.34	5	4358.47°	180.00	175.00	200.35
111	282.34	5	4358.47°	180.00	175.00	200.35
112	282.34	5	4358.47°	180.00	175.00	200.35
113	282.34	5	4358.47°	180.00	175.00	200.35
114	282.34	5	4358.47°	180.00	175.00	200.35
115	282.34	5	4358.47°	180.00	175.00	200.35
116	282.34	5	4358.47°	180.00	175.00	200.35
117	282.34	5	4358.47°	180.00	175.00	200.35
118	282.34	5	4358.47°	180.00	175.00	200.35
119	282.34	5	4358.47°	180.00	175.00	200.35
120	282.34	5	4358.47°	180.00	175.00	200.35
121	282.34	5	4358.47°	180.00	175.00	200.35
122	282.34	5	4358.47°	180.00	175.00	200.35
123	282.34	5	4358.47°	180.00	175.00	200.35
124	282.34	5	4358.47°	180.00	175.00	200.35
125	282.34	5	4358.47°	180.00	175.00	200.35
126	282.34	5	4358.47°	180.00	175.00	200.35
127	282.34	5	4358.47°	180.00	175.00	200.35
128	282.34	5	4358.47°	180.00	175.00	200.35
129	282.34	5	4358.47°	180.00	175.00	200.35
130	282.34	5	4358.47°	180.00	175.00	200.35
131	282.34	5	4358.47°	180.00	175.00	200.35
132	282.34	5	4358.47°	180.00	175.00	200.35
133	282.34	5	4358.47°	180.00	175.00	200.35
134	282.34	5	4358.47°	180.00	175.00	200.35
135	282.34	5	4358.47°	180.00	175.00	200.35
136	282.34	5	4358.47°	180.00	175.00	200.35
137	282.34	5	4358.47°	180.00	175.00	200.35
138	282.34	5	4358.47°	180.00	175.00	200.35
139	282.34	5	4358.47°	180.00	175.00	200.35
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141	282.34	5	4358.47°	180.00	175.00	200.35
142	282.34	5	4358.47°	180.00	175.00	200.35
143	282.34	5	4358.47°	180.00	175.00	200.35
144	282.34	5	4358.47°	180.00	175.00	200.35
145	282.34	5	4358.47°	180.00	175.00	200.35
146	282.34	5	4358.47°	180.00	175.00	200.35
147	282.34	5	4358.47°	180.00	175.00	200.35
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149	282.34	5	4358.47°	180.00	175.00	200.35
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157	282.34	5	4358.47°	180.00	175.00	200.35
158	282.34	5	4358.47°	180.00	175.00	200.35
159	282.34	5	4358.47°	180.00	175.00	200.35
160	282.34	5	4358.47°	180.00	175.00	200.35
161	282.34	5	4358.47°	180.00	175.00	200.35
162	282.34	5	4358.47°	180.00	175.00	200.35
163	282.34	5	4358.47°	180.00	175.00	200.35
164	282.34	5	4358.47°	180.00	175.00	200.35
165	282.34	5	4358.47°	180.00	175.00	200.35
166	282.34	5	4358.47°	180.00	175.00	200.35
167	282.34	5	4358.47°	180.00	175.00	200.35
168	282.34	5	4358.47°	180.00	175.00	200.35
169	282.34	5	4358.47°	180.00	175.00	200.35
170	282.34	5	4358.47°	180.00	175.00	200.35
171	282.34	5	4358.47°	180.00	175.00	200.35
172	282.34	5	4358.47°	180.00	175.00	200.35
173	282.34	5	4358.47°	180.00	175.00	200.35
174	282.34	5	4358.47°	180.00	175.00	200.35
175	282.34	5	4358.47°	180.00	175.00	200.35
176	282.34	5	4358.47°	180.00	175.00	200.35
177	282.34	5	4358.47°	180.00	175.00	200.35
178	282.34	5	4358.47°	180.00	175.00	200.35
179	282.34	5	4358.47°	180.00	175.00	200.35
180	282.34	5	4358.47°	180.00	175.00	200.35



ALL BUILDING AND SITES IN THE TRACT SHALL BE KNOWN AND DESCRIBED AS RESIDENTIAL BUILDING SITES. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY BUILDING SITE OTHER THAN ONE DETACHED SINGLE-FAMILY DWELLING NOT TO EXCEED TWO STORIES IN HEIGHT, AND A PRIVATE GARAGE OR CARPORT FOR NOT MORE THAN THREE CARS.

2. DWELLING SIZE:

NO DWELLING SHALL BE PERMITTED ON ANY LOT, THE HABITABLE FLOOR AREA OF WHICH, EXCLUSIVE OF BASEMENTS, PORCHES AND GARAGES OR CARPORTS, IS LESS THAN 1200 SQUARE FEET IN THE CASE OF A ONE STORY STRUCTURE, OR LESS THAN 900 SQUARE FEET OF HABITABLE FIRST FLOOR AREA IN THE CASE OF A TWO STORY STRUCTURE.

3. BUILDING LOCATION:

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 LINE SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SETBACK (BOTH SIDES) MUST BE AT LEAST 25 FEET. A TEN FOOT SIDE YARD SETBACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT AND BE DETACHED FROM THE PRINCIPAL BUILDING. FOR THE PURPOSES 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 ENDOACH UPON ANOTHER LOT.

4. EASEMENTS:

EASEMENTS FOR INSTALLATION AND MAINTENANCES OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT.

5. NUISANCES:

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 NEIGHBORHOODS.

6. TEMPORARY STRUCTURE:

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

7. SIGNS:

NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN EIGHT FEET BY TWELVE FEET ADVERTISING THE PROPERTY, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

8. GARAGE AND REFUSE DISPOSAL:

NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE SHALL NOT BE KEPT EXCEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

9. LIVESTOCK AND POULTRY:

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 PROVIDED THAT THEY ARE NOT BEAT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

10. SIGHT DISTANCES:

NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN THREE AND SIX FEET ABOVE THE ROADWAY SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE FEET FROM THE INTERSECTION OF THE STREET LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN FEET FROM THE INTERSECTION OF A DRIVEWAY PROPERTY LINE WITH THE EDGE OF A DRIVEWAY. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES UNLESS THE FOLIAGE LINE IS MAINTAINED AT SUFFICIENT HEIGHT TO PREVENT OBSTRUCTION OF SUCH SIGHT LINES. NO FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SET-BACK LINE.

11. OIL OR MINING OPERATIONS:

NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, 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 BRICKS OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERECTED, MAINTAINED OR PERMITTED ON ANY LOT.

12. GENERAL PROVISIONS

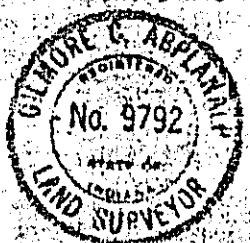
TERM: THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-TWO YEARS FROM THE DATE THESE COVENANTS ARE RECORDED, AFTER WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS (AT ANY TIME FOLLOWING RECORDED) AN INSTRUMENT SIGNED BY A MAJORITY OF THE OWNERS OF THE LOTS HAS BEEN RECORDED, AGREEING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.

Meredith D. B. B.
NOTARY PUBLIC

MY COMMISSION EXPIRES:

July 22, 1977

I, GILMORE C. ABPLANALP, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JULY, 1973, AND THE MONUMENTS SHOWN THEREON WILL BE INSTALLED PRIOR TO RELEASE OF STREET BOND, AND THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.



Gilmore C. Abplanalp
GILMORE C. ABPLANALP
REG. LAND SURVEYOR NO. 9792
AUGUST 10, 1973

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY, STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAT COMMISSION AT A MEETING HELD August 20, 1973.

Harlin Pracy
HARLIN PRACY, CHAIRMAN

James D. Barnett
JAMES D. BARNETT, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 11 DAY OF February, 1973.

Maurice McCarty
MAURICE MCCARTY, MEMBER

Glen Sanders
GLEN SANDERS, MEMBER

Norman McMillie
NORMAN McMILLIE, PRESIDENT

ENTERED FOR TAXATION THIS 5 DAY OF March, 1973.

June M. Wood
JUNE M. WOOD
AUDITOR, JOHNSON

NO. #12358

RECEIVED FOR RECORD THIS 5th DAY OF March, 1973, AT 10:45 A. M. AND RECORDED IN PLAT BOOK NO. 7, PAGE NO. 67.

Mary Etta Houghland
MARY ETTA HOUGHLAND
RECORDER, JOHNSON COUNTY

FEE 5.00

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD August 27, 1973.

Glen Sanders
GLEN SANDERS, PRESIDENT

Norman McMillie
NORMAN McMILLIE, MEMBER

Maurice McCarty
MAURICE MCCARTY, MEMBER