



PERSIMMON WOODS SUBDIVISION FINAL PLAT

SIGNATURE PAGE

This plat is recommended for approval by the Johnson County Plan Commission.


David Hirschle
Planning Director


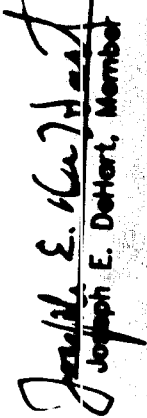

Approved by the Johnson County Plan Commission in accordance with the Subdivision Control Ordinance.

By:  Doug Leonard, Chairman
 Rick Mason

SEPT. 23, 2002

Be it resolved by the Board of County Commissioners, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted

this 14th day of APRIL, 2003

 William Walker, Mayor
 Joseph E. DeHart, Member
 James Rhoades, Member

LEGAL DESCRIPTION PERSIMMON WOODS SUBDIVISION

A part of the East Half (1/2) of the Northwest Quarter (1/4) and a part of the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Three (3) East, White River Township, Johnson County, Indiana, more fully described as follows:

BEGINNING at a Stone found per the Johnson County Surveyor's References at the South Corner of said East Half of the Northwest Quarter (1/4) of Section Twenty-One (21), Township Thirteen (13) North, Range Three (3) East, White River Township, Johnson County, Indiana, more fully described as follows:

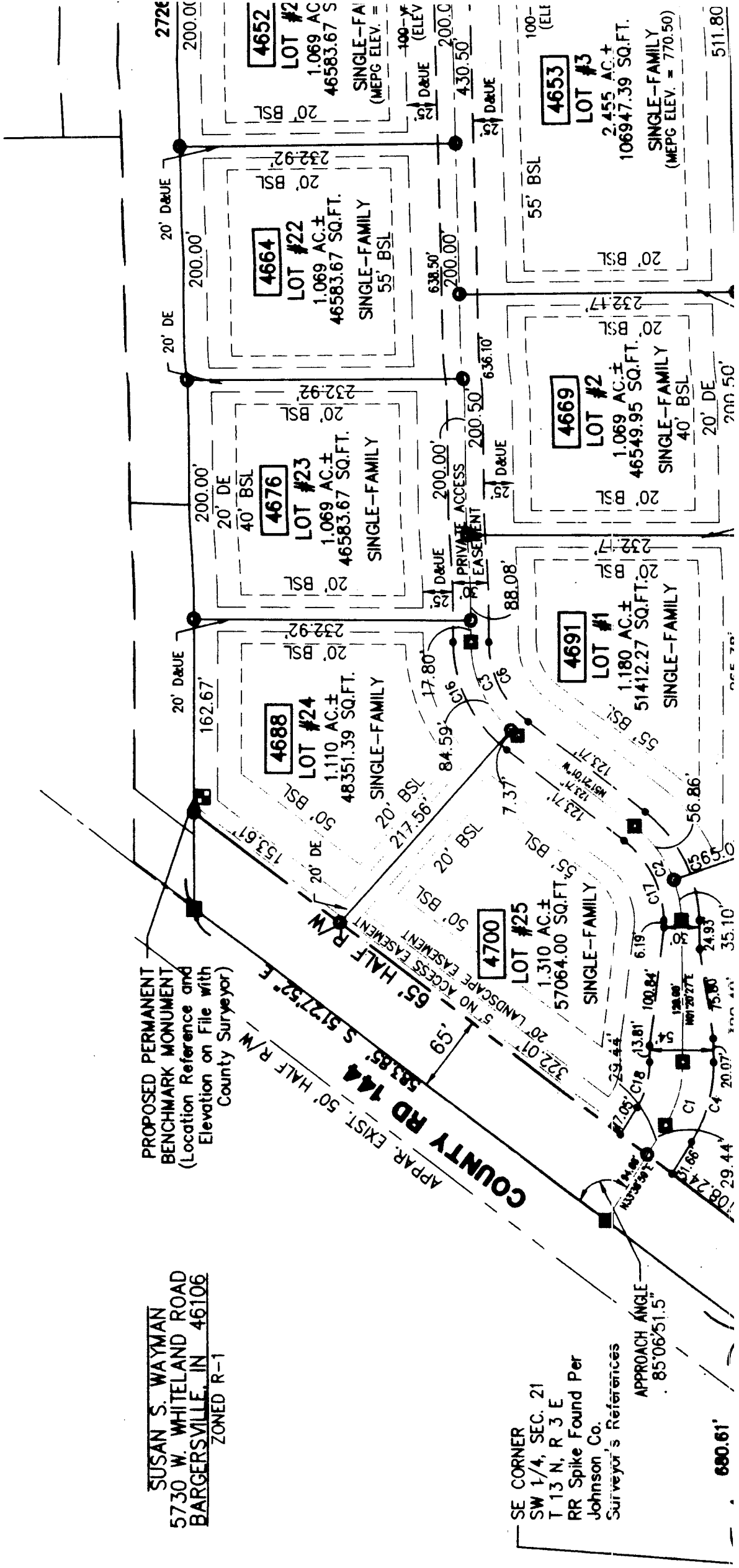
PERSIMMON FINAL PLAT SUBDIVISION

SUSAN S. WAYMAN
 5730 W. WHITELAND ROAD
 BARGERSVILLE, IN 46106
 ZONED R-1

SE CORNER
 SW 1/4, SEC. 21
 T 13 N, R 3 E
 RR Spike Found Per
 Johnson Co.
 Surveyor's References

PROPOSED PERMANENT
 BENCHMARK MONUMENT
 (Location Reference and
 Elevation on File with
 County Surveyor)

APPROACH ANGLE
 85°06'51.5"

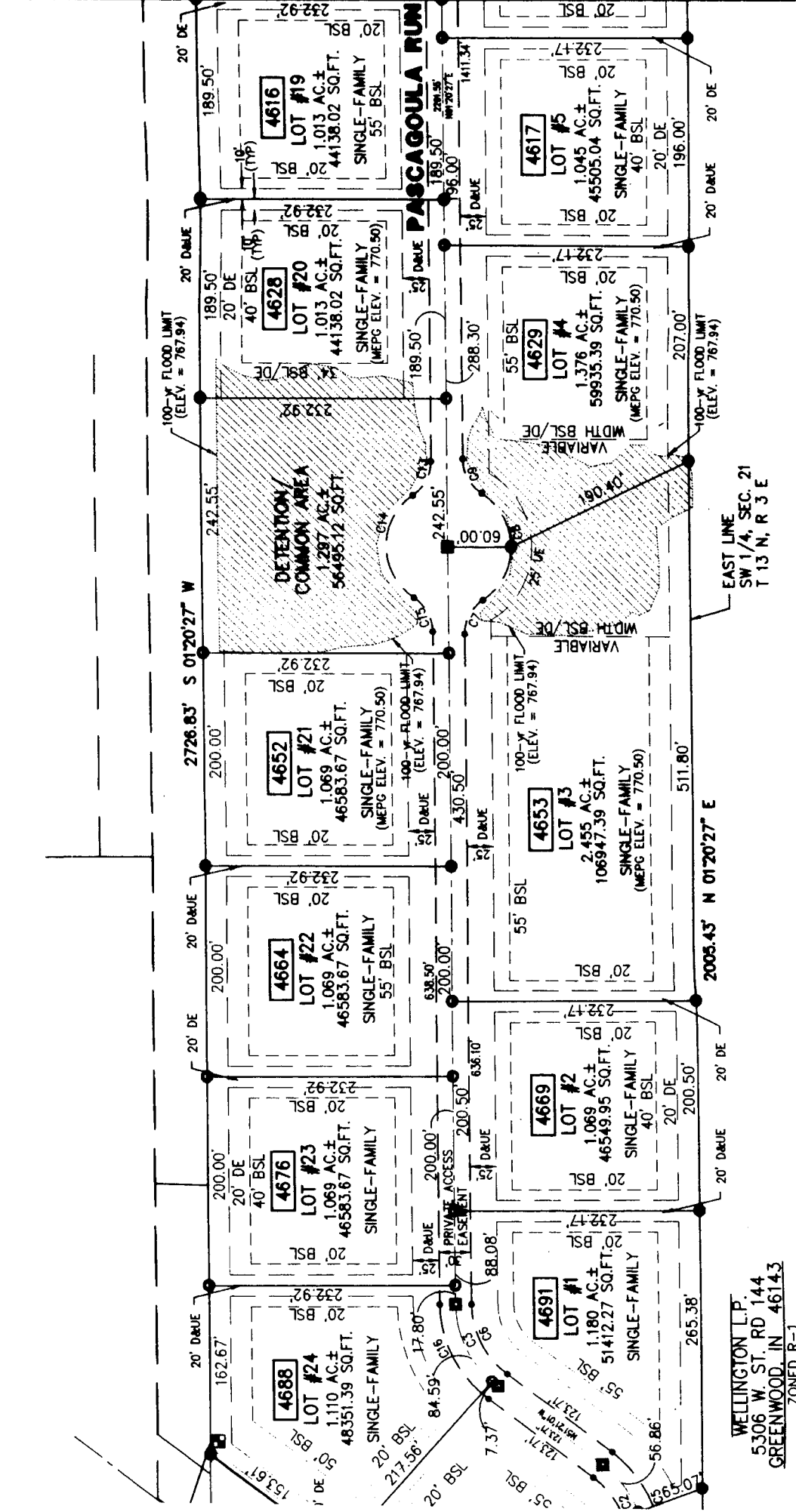


680.61'

PLAT PODS SUBDIVISION

A PART OF THE WEST HALF 1/2ND OF SECTION 21, T 13 N, R 3 E, WHITE RIVER TOWNSHIP, JOHNSON CO., IN.

D-477 B



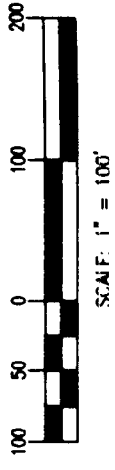
MATCHLINE - SEE SHEET 3

EAST LINE
SW 1/4, SEC. 21
T 13 N, R 3 E

WELLINGTON L.P.
5306 W. ST. RD 144
GREENWOOD, IN 46143
ZONED R-1

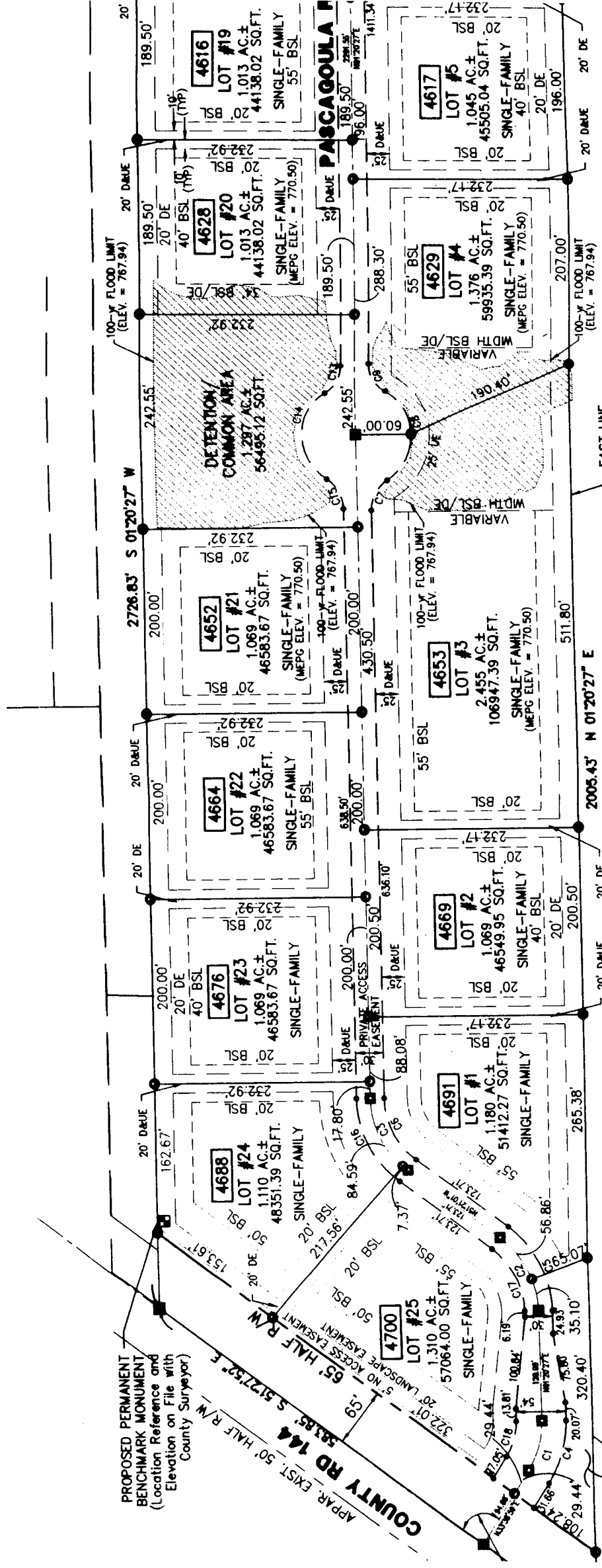
EASEMENT CURVE DATA TABLE

CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL	MD. ORDNATE
N 17°29'43" E	28.9686	100.0000	56.3898	55.6456	4.1108	3.5485
N 25°00'17" W	49.5220	100.0000	91.9632	88.7566	11.5904	10.3666
N 25°00'17" W	49.5220	100.0000	91.9632	88.7566	11.5904	10.3666
N 17°29'43" E	36.4979	126.0000	71.0511	70.1135	5.1796	4.9751
N 25°00'17" W	56.9503	115.0000	105.7577	102.0701	13.3290	11.9446
N 25°00'17" W	42.0937	85.0000	78.1687	75.4431	9.8519	8.8286
N 01°26'27" E	21.1507	39.0000	38.7607	37.1850	5.3661	4.7171
N 01°26'27" E	21.1507	60.0000	119.2638	100.5768	50.0000	27.2727
N 01°26'27" W	21.1507	39.0000	38.7607	37.1850	5.3661	4.7171



FINAL PLAT SUBDIVISION ION WOODS

A PART OF THE WEST HALF
SECTION 21, T 18 N, R 3
WHITE RIVER TOWNSHIP, JOHNSON



EAST LINE
SW 1/4, SEC. 21
T 18 N, R 3 E

WELLINGTON L.P.
5306 W. ST. RD 144
GREENWOOD, IN 46143
ZONED R-1

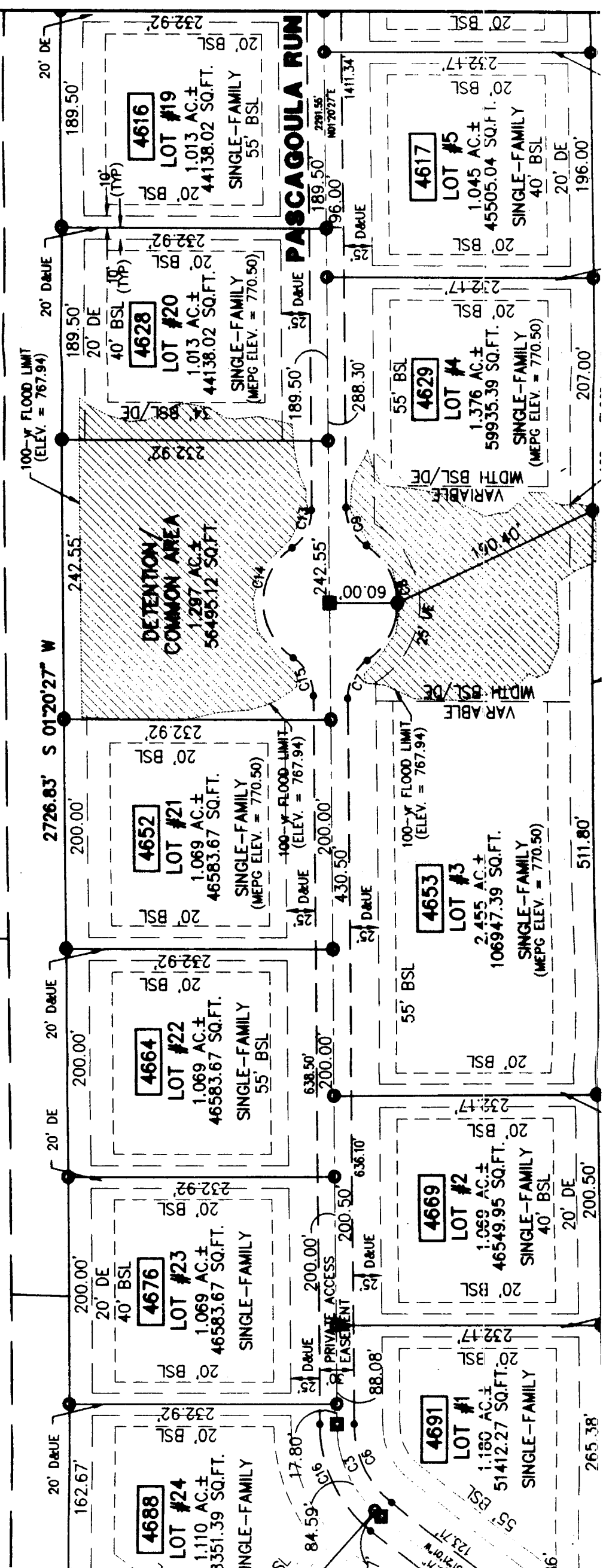
ALAN &
D. STALETS
S.R. 144
D. IN 46143
ED R-1

CENTERLINE AND PRIVATE ACCESS EASEMENT CURVE DATA TABLE

OF CURVE - ARC	DEGREE OF CURVE	CHORD DIRECTION	CHORD	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH	EXTERNAL	MD ORDNATE
60°00'00"	N 17°29'43" E	28.9666	55.3298	100.0000	55.3298	55.6456	4.1108	11.5904	10.3866
60°00'00"	N 25°00'17" W	49.5220	91.9632	100.0000	91.9632	88.7566	11.5904	10.3866	10.3866
60°00'00"	N 25°00'17" W	49.5220	91.9632	100.0000	91.9632	88.7566	11.5904	10.3866	10.3866
48°45'35"	N 17°29'43" E	36.4979	71.0511	126.0000	71.0511	70.1135	5.1796	4.9751	4.9751
51°32'35"	N 25°00'17" W	56.9503	105.7577	115.0000	105.7577	102.0701	13.3290	11.9446	11.9446
72°03'50"	N 25°00'17" W	42.0937	86.0000	85.0000	78.1687	75.4431	9.8519	8.8286	8.8286
UNDEFINED	N 29°48'47" E	21.1507	36.7607	60.0000	36.7607	37.1850	5.3661	4.7171	4.7171
UNDEFINED	N 01°20'27" E	92.1954	119.2638	60.0000	119.2638	100.5768	50.0000	21.2727	21.2727
UNDEFINED	N 27°07'53" W	21.1507	36.7607	39.0000	36.7607	37.1850	5.3661	4.7171	4.7171
UNDEFINED	N 27°07'53" W	21.1507	36.7607	39.0000	36.7607	37.1850	5.3661	4.7171	4.7171
UNDEFINED	N 27°07'53" W	21.1507	36.7607	39.0000	36.7607	37.1850	5.3661	4.7171	4.7171

LATS SUBDIVISION

A PART OF THE WEST HALF (W/2) (SECTION 21, T 18 N, R 3 E, WHITE RIVER TOWNSHIP, JOHNSON CO



S-477A

A PART OF THE WEST HALF (1/2) OF SECTION 21, T 13 N, R 3 E, WHITE RIVER TOWNSHIP, JOHNSON CO., IN.

DEDICATION CERTIFICATE

We the undersigned, owners of real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the plat herein.

This subdivision shall be known and designated as Persimmon Woods Subdivision or Persimmon Woods, an addition to the White River Township, Johnson County, State of Indiana. All streets, alleys and open spaces shown shall remain privately owned by Persimmon Woods, LLC and shall subsequently be owned and maintained privately by the Persimmon Woods Home Owners Association. The roads in this subdivision have not been constructed to Johnson County Standards nor inspected/tested by Johnson County, therefore future dedication to Johnson County will not be allowed.

Front setback lines are hereby established as shown on this plat, between which lines and the private access easement lines of the street there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in easements. The easement area of each lot and all improvements thereon shall be maintained continuously by the owner of the lots, except for those improvements for which a public authority or utility is responsible.

No improvements, alterations, repairs, excavation, changes in grade or other work which in any way alters the exterior of any lot or the improvements located thereon from its natural or improved state existing on the date such lot was first conveyed in fee by the undersigned to an Owner shall be made or done without the prior approval of the Architectural Review Board, except as otherwise expressly provided in the accompanying Declaration recorded in conjunction with this plat, on file at the Johnson County offices.

The forgoing covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2028, at which time said covenants and restrictions shall be automatically extended for successive ten-year periods, unless by a majority vote of the then current owners of the sites, it is agreed to change such covenants and restrictions in whole or part.

Invalidation of any of the foregoing covenants and restrictions by judgement or court order shall in no way affect remaining portions not so affected.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this 23rd day of May, 2003.

Trent E. Newport, Member Trent E. Newport
Walter E. Charles, Member Walter E. Charles

State of Indiana
County of Johnson

Before me, the undersigned Notary Public, in and for Johnson County, Indiana, personally appeared Trent E. Newport and Walter E. Charles, and each separately and severally acknowledged execution of the foregoing instrument is his voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this 23rd day of May, 2003.



Notary Public Jill A. Newport
Resident of Johnson County, Indiana

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