

SVILLE ROAD (COUNTY ROAD 750 NORTH)  
 S 88°25'39" W 1342.08'

NORTH LINE SW 1/4

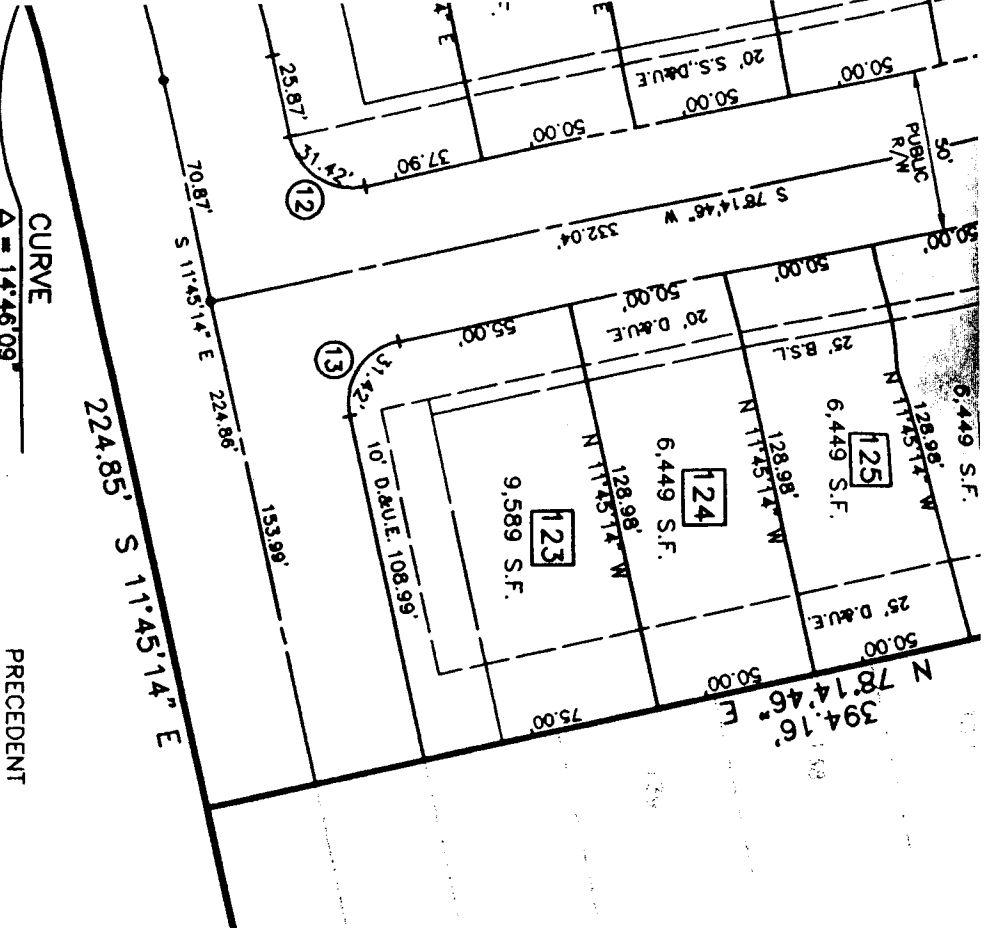
NE COR. W. 1/2 SW. 1/4  
 SEC. 8-T13N-R4E



SCALE 1" = 60'

- 1/400 S.F.
- S.S.D.&U.E.
- D.&U.E.
- B.S.L.
- R/W
- 17
- CURVE "B"
- LOT SQUARE FOOTAGE
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- BUILDING AND UTILITY EASEMENT
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- LOT CURVE DATA
- CENTERLINE CURVE DATA
- CENTERLINE MONUMENT
- CONCRETE MONUMENT
- SECTION CORNER

**NOTE:**  
 1. ALL RESIDENTIAL BUILDING FOUNDATION CONSTRUCTION SHALL BE CONCRETE SLAB ON GRADE WITH NO SUMP PUMP THE IN'S ALLOWED.

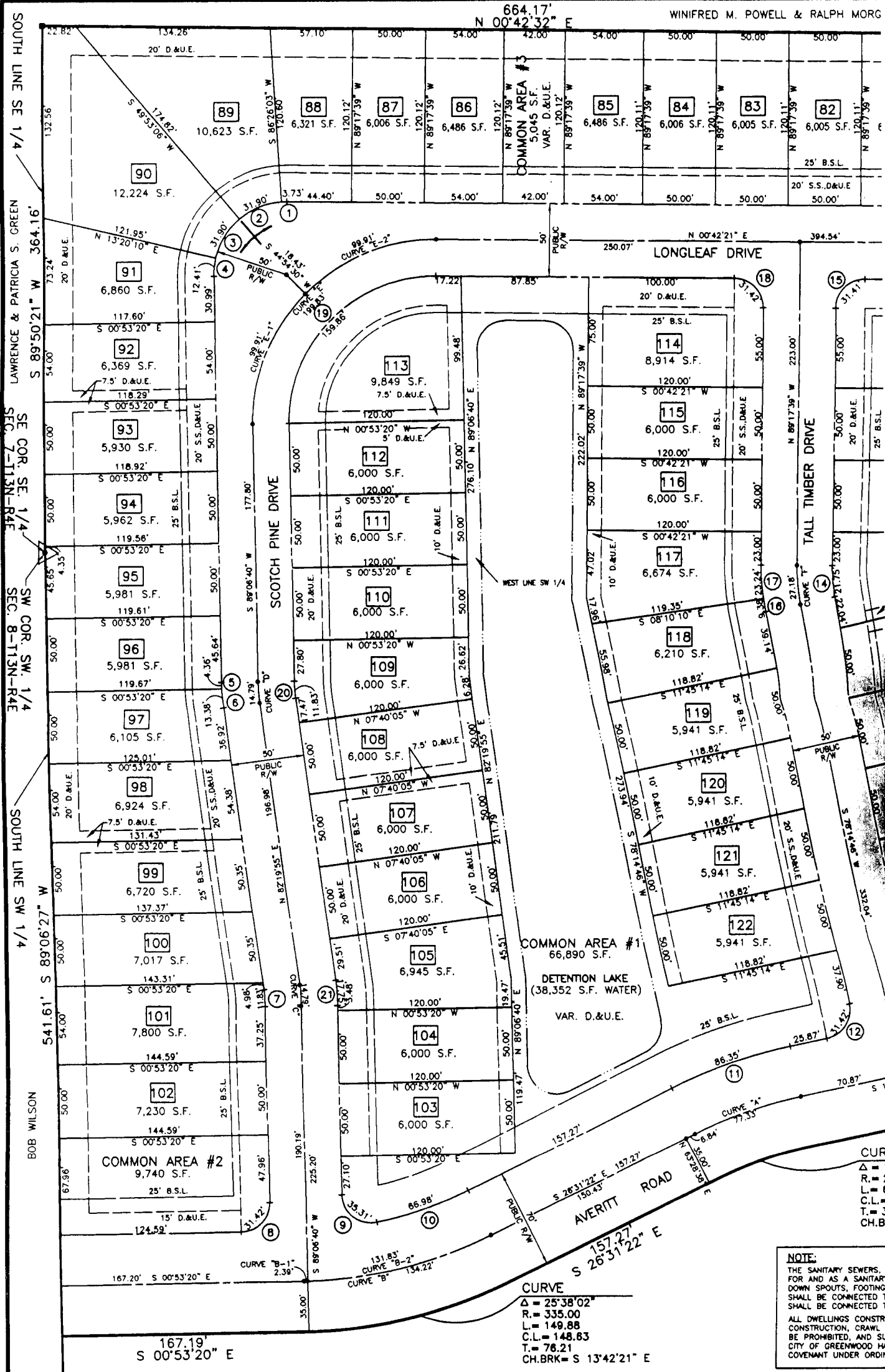


CURVE  
 PRECEDENT

$\Delta = 114^{\circ}46'09''$   
 $R = 265.00$   
 $L = 68.31$   
 $C.L. = 68.12$   
 $T = 34.34$   
 CH.BRK = S 19°08'18" E

**NOTE:**  
 THE SANITARY SEWERS, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERMILETER DRAINS) OR SUB-SOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.  
 ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SLAB TYPE CONSTRUCTION, CRAWL SPACE AND BASEMENT TYPE CONSTRUCTION SHALL BE PROHIBITED, AND SUMP PUMPS SHALL BE PROHIBITED WITH THE CITY OF GREENWOOD HAVING THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-6.

# THE PINNIES OF GREENWOOD SECTION THREE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

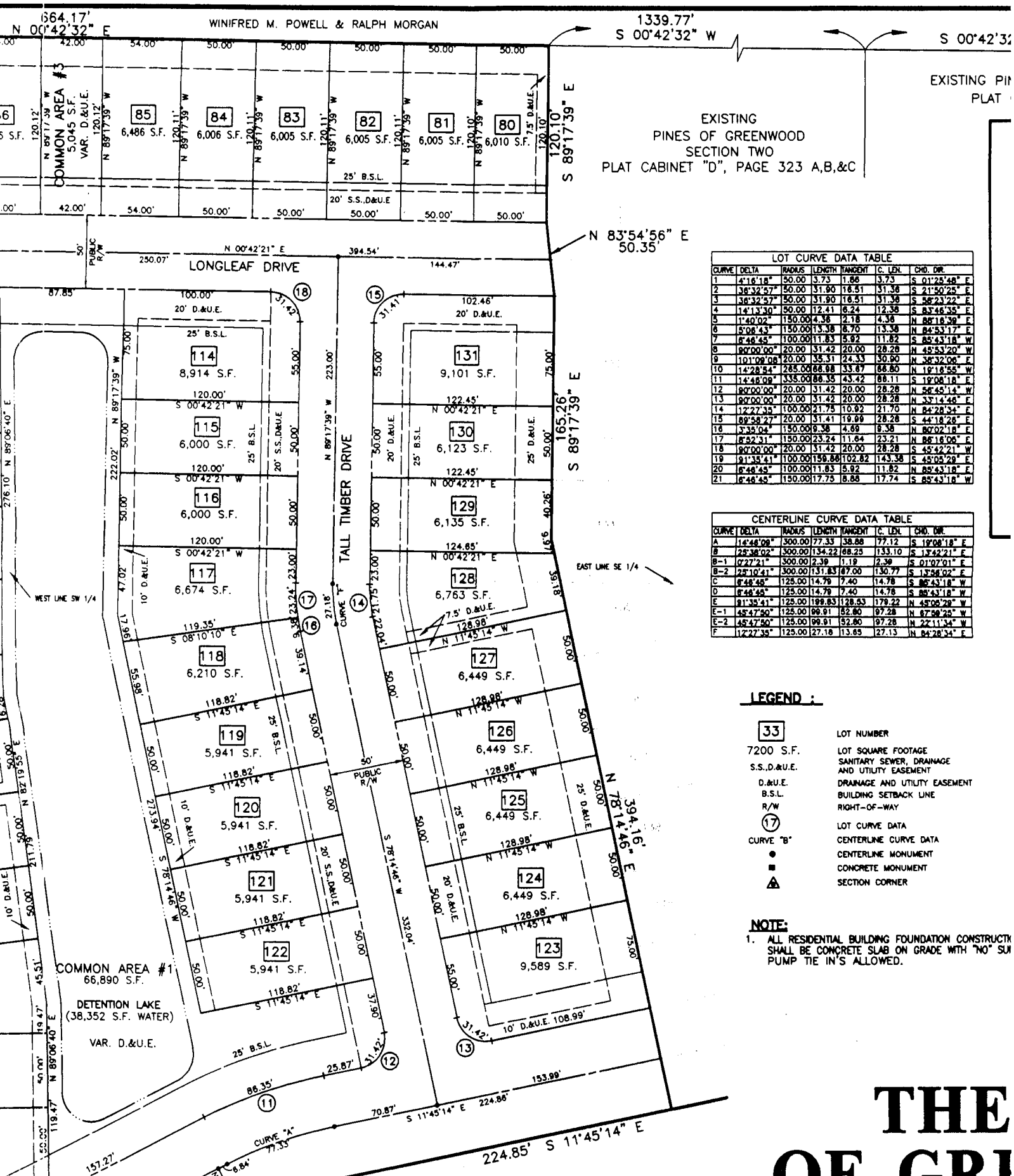


WINIFRED M. POWELL & RALPH MORG

SOUTH LINE SE 1/4  
LAWRENCE & PATRICIA S. GREEN  
SEC. 7-T13N-R4E  
SE COR. SE 1/4  
SW COR. SW 1/4  
SEC. 8-T13N-R4E  
BOB WILSON

**NOTE:**  
THE SANITARY SEWERS, A FOR AND AS A SANITARY DOWN SPOUTS, FOOTING SHALL BE CONNECTED TO ALL DWELLINGS CONSTRUCTION, CRAWL SPACE SHALL BE CONNECTED TO CITY OF GREENWOOD HAV COVENANT UNDER ORDINA

THIS PLAT PREPARED BY GREI



1339.77' S 00°42'32" W  
 S 00°42'32" W  
 EXISTING PIN PLAT  
 EXISTING PINES OF GREENWOOD SECTION TWO PLAT CABINET "D", PAGE 323 A,B,&C

**LOT CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	C. LEN.	CHD. DR.
1	4°16'18"	50.00	3.73	1.86	3.73	S 01°25'48" E
2	38°32'57"	50.00	31.90	16.51	31.38	S 21°50'25" E
3	38°32'57"	50.00	31.90	16.51	31.38	S 28°23'22" E
4	14°13'30"	50.00	12.41	6.24	12.38	S 83°45'35" E
5	1°40'02"	150.00	4.38	2.18	4.38	N 88°18'38" E
6	2°08'43"	150.00	13.38	6.70	13.38	N 84°53'17" E
7	6°48'45"	100.00	11.83	5.92	11.82	S 85°43'18" W
8	80°00'00"	20.00	31.42	20.00	28.28	N 45°53'20" W
9	101°09'08"	20.00	35.31	24.33	30.90	N 38°32'06" W
10	14°28'54"	285.00	86.98	33.67	88.80	N 18°16'55" W
11	14°48'09"	335.00	86.35	33.42	88.11	S 19°08'18" E
12	80°00'00"	20.00	31.42	20.00	28.28	N 28°45'14" W
13	80°00'00"	20.00	31.42	20.00	28.28	N 33°14'46" E
14	12°27'35"	100.00	21.75	10.92	21.70	N 84°28'34" E
15	89°58'27"	20.00	31.41	19.99	28.28	S 44°18'28" E
16	3°38'24"	150.00	9.38	4.89	9.38	N 80°02'18" E
17	8°52'31"	150.00	23.24	11.84	23.21	N 88°16'06" E
18	80°00'00"	20.00	31.42	20.00	28.28	S 45°42'21" W
19	91°35'41"	100.00	158.88	102.82	143.38	S 45°05'28" W
20	6°48'45"	100.00	11.83	5.92	11.82	N 85°43'18" E
21	6°48'45"	150.00	17.73	8.88	17.74	S 85°43'18" W

**CENTERLINE CURVE DATA TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	C. LEN.	CHD. DR.
A	14°48'09"	300.00	77.33	38.88	77.12	S 19°08'18" E
B	25°38'02"	300.00	134.22	68.25	133.10	S 13°42'21" E
B-1	0°27'21"	300.00	2.39	1.19	2.39	S 01°07'01" E
B-2	25°10'41"	300.00	131.83	67.00	130.77	S 13°48'02" E
C	6°48'45"	125.00	14.79	7.40	14.78	S 85°43'18" W
D	6°48'45"	125.00	14.79	7.40	14.78	S 85°43'18" W
E	81°35'41"	125.00	199.83	128.53	179.22	N 45°05'28" W
E-1	45°47'50"	125.00	96.81	52.80	97.28	N 87°59'26" W
E-2	45°47'50"	125.00	96.81	52.80	97.28	N 22°11'34" W
F	12°27'35"	125.00	27.18	13.65	27.13	N 84°28'34" E

- LEGEND :**
- 33 LOT NUMBER
  - 7200 S.F. LOT SQUARE FOOTAGE
  - S.S.,D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
  - D.&U.E. DRAINAGE AND UTILITY EASEMENT
  - B.S.L. BUILDING SETBACK LINE
  - R/W RIGHT-OF-WAY
  - 17 LOT CURVE DATA
  - CURVE "b" CENTERLINE CURVE DATA
  - CENTERLINE MONUMENT
  - CONCRETE MONUMENT
  - ▲ SECTION CORNER

**NOTE:**  
 1. ALL RESIDENTIAL BUILDING FOUNDATION CONSTRUCTION SHALL BE CONCRETE SLAB ON GRADE WITH "NO" SUMP PUMP TIE IN'S ALLOWED.

**CURVE**  
 $\Delta = 14°48'09"$   
 $R = 265.00$   
 $L = 68.31$   
 $C.L. = 68.12$   
 $T = 34.34$   
 $CH.BRK = S 19°08'18" E$

**CURVE**  
 $\Delta = 25°38'02"$   
 $R = 335.00$   
 $L = 149.88$   
 $C.L. = 148.63$   
 $T = 76.21$   
 $CH.BRK = S 13°42'21" E$

**NOTE:**  
 THE SANITARY SEWERS, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERIMETER DRAINS) OR SUB-SOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.  
 ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SLAB TYPE CONSTRUCTION, CRAWL SPACE AND BASEMENT TYPE CONSTRUCTION SHALL BE PROHIBITED, AND SUMP PUMPS SHALL BE PROHIBITED WITH THE CITY OF GREENWOOD HAVING THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-6.

**THE  
 OF GRI  
 SECTIC  
 CITY OF  
 JOHNSON CO**

# THE PINES CITY OF GREENWOOD

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JANUARY 20, 1998, OF A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH RANGE 4 EAST AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

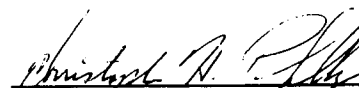
PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 4 EAST AND PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA. DESCRIBED AS FOLLOWS:

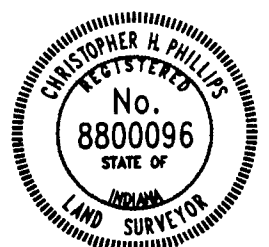
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND ON THE NORTH LINE OF THE PINES OF GREENWOOD SECTION ONE THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 251 A,B&C IN THE RECORDS OF THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THE NEXT TWO (2) COURSES FOLLOW THE NORTH AND WEST LINES OF SAID PINES OF GREENWOOD SECTION ONE; 1) THENCE SOUTH 89 DEGREES 55 MINUTES 59 SECONDS WEST (BEARING BASED ON THE RECORDED PLAT OF SAID PINES OF GREENWOOD SECTION ONE) ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SECTION 365.41 FEET TO THE NORTHWEST CORNER OF SAID PINES OF GREENWOOD SECTION ONE; 2) THENCE SOUTH 00 DEGREES 42 MINUTES 32 SECONDS WEST 664.57 FEET TO THE SOUTHWEST CORNER OF SAID PINES OF GREENWOOD SECTION ONE AND THE NORTHWEST CORNER OF THE PINES OF GREENWOOD SECTION TWO THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 323 A,B&C IN THE RECORDS OF SAID RECORDERS OFFICE. THE NEXT FIVE (5) COURSES FOLLOW THE WEST AND SOUTH LINES OF SAID PINES OF GREENWOOD SECTION TWO; 1) THENCE CONTINUING SOUTH 00 DEGREES 42 MINUTES 32 SECONDS WEST 1339.77 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; 2) THENCE SOUTH 89 DEGREES 17 MINUTES 39 SECONDS EAST 120.10 FEET; 3) THENCE NORTH 83 DEGREES 54 MINUTES 56 SECONDS EAST 50.35 FEET; 4) THENCE SOUTH 89 DEGREES 17 MINUTES 39 SECONDS EAST 185.26 FEET; 5) THENCE NORTH 78 DEGREES 15 MINUTES 10 SECONDS EAST 394.18 FEET; THENCE SOUTH 11 DEGREES 45 MINUTES 14 SECONDS EAST 224.85 FEET TO A CURVE CONCAVE NORTHEASTERLY THE RADIUS OF SAID CURVE BEARS NORTH 78 DEGREES 14 MINUTES 48 SECONDS EAST 285.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH CENTRAL ANGLE OF 14 DEGREES 46 MINUTES 09 SECONDS 68.31 FEET; THENCE SOUTH 28 DEGREES 31 MINUTES 22 SECONDS EAST 157.27 FEET TO A CURVE CONCAVE SOUTHWESTERLY THE RADIUS OF SAID CURVE BEARS SOUTH 83 DEGREES 28 MINUTES 38 SECONDS WEST 335.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 38 MINUTES 02 SECONDS 149.88 FEET; THENCE SOUTH 00 DEGREES 53 MINUTES 20 SECONDS EAST 167.19 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 89 DEGREES 06 MINUTES 27 SECONDS WEST ALONG LAST SAID SOUTH LINE 541.81 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 89 DEGREES 50 MINUTES 31 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER SECTION 364.16 FEET; THENCE NORTH 00 DEGREES 42 MINUTES 32 SECONDS EAST 664.17 FEET TO THE POINT OF BEGINNING CONTAINING 13.15 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS

THIS SUBDIVISION CONTAINS FIFTY-TWO (52) LOTS NUMBERED EIGHTY (80) THROUGH ONE HUNDRED AND THIRTY ONE (131) AND COMMON AREAS TOGETHER AS SHOWN WITH STREETS AND EASEMENTS ON THE WITHIN PLAT.

ALL MONUMENTS SHOWN, IF NOT EXISTING, WILL EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN. THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET, AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZES OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL  
THIS 19 DAY OF NOVEMBER, 2001

  
CHRISTOPHER H. PHILLIPS  
REGISTERED LAND SURVEYOR #8800096  
STATE OF INDIANA



# THE PINES OF GREENWOOD SECTION THREE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JANUARY 20, 1998, OF A PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 4 EAST AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

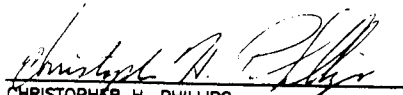
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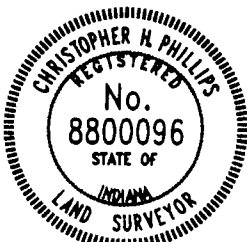
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THIS SUBDIVISION CONTAINS FIFTY-TWO (52) LOTS NUMBERED EIGHTY (80) THROUGH ONE HUNDRED AND THIRTY ONE (131) AND COMMON AREAS TOGETHER AS SHOWN WITH STREETS AND EASEMENTS ON THE WITHIN PLAT.

ALL MONUMENTS SHOWN, IF NOT EXISTING, WILL EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN. THE COMPUTED ERROR OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN TEN THOUSAND FEET, AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZES OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL  
THIS 14 DAY OF NOVEMBER, 2001

  
CHRISTOPHER H. PHILLIPS  
REGISTERED LAND SURVEYOR #8800096  
STATE OF INDIANA




WE, THE UNDERSIGNED, THE OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT. ALL OF THE STREETS SHOWN ON THE WITHIN PLAT ARE TO BE DEDICATED TO THE PUBLIC FOR THEIR USE AND THAT ALL LOTS WITHIN THE SUBDIVISION SHALL BE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PINES OF GREENWOOD SUBDIVISION ("DECLARATION") AS RECORDED AS INSTRUMENT NUMBER 2000-001681 ON THE 24th DAY OF JANUARY 2000 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA AND THE FOLLOWING, AND SHALL BE CONSIDERED AND HEREBY DECLARE TO BE RUNNING WITH THE LAND.

THE DEVELOPMENT SHALL BE DEVELOPED IN CONFORMANCE WITH THE RECORDED MASTER PLAN AND THE PUD ZONING ORDINANCE No. 99-12 RECORDED IN PLAT CABINET "D", SLIDE 190 "A" THRU "L" AS INSTRUMENT NUMBER 1999010066 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE PINES OF GREENWOOD SUBDIVISION-SECTION THREE"
- 2.) THE STREETS AND RIGHTS OF WAY SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE GOVERNMENTAL BODY HAVING JURISDICTION OVER THEM.
- 3.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE PINES OF GREENWOOD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE PINES OF GREENWOOD SUBDIVISION. THE GREENWOOD B.P.W. & S. SHALL HAVE THE RIGHT OF ACCESS TO THE ISLAND AREA FOR MAINTENANCE AND REPAIRS OF PUBLIC FACILITIES.
- 4.) THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.
- 5.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965.
- 6.) DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DIG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SODDED GRASSWAYS OR OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY.
- 7.) ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (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 ACTION IS TAKEN BY THE OWNER, THE GREENWOOD B.P.W. & S. WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- 8.) THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. 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 THE PUBLIC UTILITIES AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

RECEIVED AND ACCEPTED THIS 12 DAY OF DECEMBER, 2001

  
DORINA L. ZELNER  
PLEASANT TOWNSHIP ASSESSOR  
JOHNSON COUNTY, INDIANA

WOOD

D-395B

COUNTY, INDIANA

WITNESS MY HAND AND SEAL THIS 10th DAY OF December, 2001.

PINES OF GREENWOOD, L.L.C.

MEMBERS:

PRECEDENT RESIDENTIAL DEVELOPMENT, L.L.C. (MEMBER)

J. Randall Aikman, Pres. of The Precedent Companies, Inc. Managing Member of Precedent Development, LLC.

ARBOR INVESTMENTS, L.L.C. (MEMBER)

BY: CURTIS A. RECTOR, MEMBER

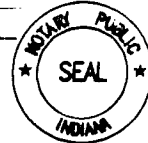
STATE OF INDIANA

COUNTY OF JOHNSON

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED J. RANDALL AIKMAN AND CURTIS A. RECTOR THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE PURPOSED EXPRESSES HEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF December, 2001.

KENNETH E. ZUMSTEIN, NOTARY PUBLIC, RESIDENT OF JOHNSON COUNTY, MY COMMISSION EXPIRES AUGUST 4, 2009.



THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF GREENWOOD, INDIANA, TO-WIT:

SECONDARY APPROVAL IS HEREBY GRANTED BY THE DESIGNATED OFFICIAL FOR THE GREENWOOD ADVISORY PLAN, COMMISSION ON THE 29th DAY OF November, 2001.

ATTEST:

Clinton E. Ferguson, Designated Official; Janice A. Nix, Recording Secretary.

ACCEPTANCE

WHEREAS, THE PINES OF GREENWOOD, L.L.C. HAS THIS DAY FILED WITH THE CITY OF GREENWOOD DEDICATIONS OF CERTAIN REAL ESTATE FOR THE PURPOSE OF ESTABLISHING A CITY RIGHT OF WAY WHICH DEDICATION IS HEREIN ABOVE SET FORTH.

AND WHEREAS, THE CITY OF GREENWOOD, IS OF THE OPINION THAT SAID DEDICATION IS DESIRABLE AND NECESSARY:

NOW THEREFORE, SAID CITY OF GREENWOOD, BY THE GREENWOOD BOARD OF PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF PUBLIC RIGHT OF WAY, AND ORDER THAT THE SAME BE RECORDED IN THE RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 8th DAY OF NOVEMBER 2001.

Charles E. Henderson, Mayor; Warren E. Beville, Member.

Kevin A. Hoover, Member.

Genevieve Worsham, Clerk-Treasurer.

ENTERED FOR TAXATION THIS 14th DAY OF December, 2001.

Deborah A. Shutta, Johnson County Auditor.

RECEIVED FOR ASSESSMENT THIS 14th DAY OF December, 2001.

Marla A. Hash, Johnson County Assessor.

INSTRUMENT NO. 2001-038980

RECEIVED FOR RECORD THIS 14th DAY OF December, 2001, AT

10:44 A.M. AND RECORDED IN PLAT CABINET D, PAGE 395AB

SEE: 23

Jean Harmon, Johnson County Recorder.

WHERE: SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION. WHERE THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

THE SANITARY SEWERS, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWN SPOUTS, FOOTING DRAINS (PERIMETER DRAINS) OR SUB-SOIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM.

ALL DWELLINGS CONSTRUCTED IN THIS SUBDIVISION SHALL BE SLAB TYPE CONSTRUCTION, CRAWL SPACE AND BASEMENT TYPE CONSTRUCTION SHALL BE PROHIBITED, AND SUMP PUMPS SHALL BE PROHIBITED WITH THE CITY OF GREENWOOD HAVING THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-6.

NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT OF WAY LINE AND THE EDGE OF PAVEMENT OF A DRIVEWAY PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTER LINES OR WITHIN 70 FEET FOR CORNER LOTS.

DEFINITIONS

- A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTENDS FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
B. REAR LINE - MEANS THE BOUNDARY LINE THAT IS FARTHEST FROM AND SUBSTANTIALLY PARALLEL TO THE ROAD ON WHICH THE LOT ABUTS, EXCEPT THAT ON CORNER LOTS, IT MAY BE DETERMINED FROM EITHER ABUTTING ROAD.
C. FRONT YARDS - THE FRONT BUILDING SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
D. CUL-DE-SACS - IF A PARTICULAR LOT ABUTS ON A CUL-DE-SAC, THE FRONT BUILDING SETBACK LINE SHALL BE AS SHOWN ON THE PLAT OF THAT LOT.
E. SIDE YARDS - THE SIDE YARD SETBACK LINES SHALL BE A MINIMUM OF FIVE (5) FEET AND NO LESS THAN THE AGGREGATE OF TEN (10) FEET.
F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED FOR EACH PERIMETER LOT IN THE DEVELOPMENT.

NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3 AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN THE CITY OF GREENWOOD. INDIANA NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERRECTED, PLACE OR PERMITTED ON ANY LOT.

NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. 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 ON A LOT TO ENCRACH UPON ANOTHER LOT.

THE MINIMUM TOTAL LIVABLE SPACE SHALL BE 1000 SQUARE FEET.

ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACE DRIVEWAY AND PARKING AREA.

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

THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS, NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSET ANY RIGHT.

THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR A TIME PERIOD OF 25 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF DECLARATION.

# WOOD

# COUNTY, INDIANA

D-395B

WITNESS MY HAND AND SEAL THIS 10th DAY OF December, 2001.

PINES OF GREENWOOD, L.L.C.

MEMBERS:

PRECEDENT RESIDENTIAL DEVELOPMENT, L.L.C. (MEMBER)

J. Randall Akman  
BY: J. RANDALL AKMAN, ~~Pres.~~ *Pres. of The Precedent Companies, an  
Managing Member of Prec. Residential  
Development, LLC.*

ARBOR INVESTMENTS, L.L.C. (MEMBER)

Curtis A. Rector  
BY: CURTIS A. RECTOR, MEMBER

STATE OF INDIANA

COUNTY OF JOHNSON

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED J. RANDALL AKMAN AND CURTIS A. RECTOR THIS DAY AND ACKNOWLEDGE THE EXECUTION OF THE PURPOSED EXPRESSES HEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF December, 2001.

Kenneth E. Zumstein  
KENNETH E. ZUMSTEIN, NOTARY PUBLIC  
RESIDENT OF JOHNSON COUNTY  
MY COMMISSION/EXPIRES AUGUST 4, 2009



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SECONDARY APPROVAL IS HEREBY GRANTED BY THE DESIGNATED OFFICIAL FOR THE GREENWOOD ADVISORY PLAN COMMISSION ON THE 8th DAY OF November, 2001.

ATTEST:

Clinton E. Ferguson  
CLINTON E. FERGUSON  
DESIGNATED OFFICIAL

Janice A. Nix  
JANICE A. NIX  
RECORDING SECRETARY

ACCEPTANCE

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Charles E. Henderson  
CHARLES E. HENDERSON, MAYOR

Warren E. Beville  
WARREN E. BEVILLE, MEMBER

Kevin A. Hoover  
KEVIN A. HOOVER, MEMBER

ATTEST: Genevieve Worsham  
GENEVEVE WORSHAM, CLERK-TREASURER

ENTERED FOR TAXATION THIS 14th DAY OF December, 2001.

Deborah A. Shutta  
DEBORAH A. SHUTTA  
JOHNSON COUNTY AUDITOR

RECEIVED FOR ASSESSMENT THIS 14th DAY OF December, 2001

Marla A. Hash  
MARLA A. HASH  
JOHNSON COUNTY ASSESSOR

INSTRUMENT NO. 2001-038980

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Jean Harmon  
JEAN HARMON  
JOHNSON COUNTY RECORDER

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