

Plat Book 4, page 80, of the records of the Recorder's Office, Johnson County, Indiana, shows the following:-

KNOW ALL MEN BY THESE PRESENTS, That James B. Ramsey and Dora Ramsey, husband and wife, of Johnson County, Indiana, being the owners in fee simple of the following described real estate in Johnson County, State of Indiana, to-wit:

A part of the west half of the northeast quarter of section 27, township 12 north, range 4 east of the 2nd. principal meridian, described as follows:

Beginning on the south line of said half quarter section 749.00 feet north 88 degrees 31 minutes east of the southwest corner thereof; thence continuing north 88 degrees 31 minutes east 212.95 feet to the centerline of the Nineveh Road; thence north 4 degrees 59 minutes west 383.31 feet with said road; thence north 3 degrees 11 minutes east 1150.38 feet with said road to the centerline of a county road; thence south 88 degrees 31 minutes west 291.78 feet to the northeast corner of the Ramsey Subdivision; thence south on and along the east line of said subdivision 200.00 feet; thence south 15 degrees 06 minutes east 232.18 feet; thence south 0 degrees 38 minutes west 1104.52 feet to the place of beginning, containing 6.306 acres, more or less.

Do hereby make, plat, subdivide, lay off and dedicate said real estate into lots in accordance with this plat, which shall be known as the J.B. Ramsey 2nd Subdivision, near the City of Franklin, Indiana.

That the lots contained in this plat or any portion thereof shall be subject to the following restrictions, which restrictions shall be considered and hereby are declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

1. No lot shall be used except for residential purposes. No building shall be placed upon any lot other than one detached single family dwelling not to exceed two stories in height and a private garage for not more than two cars.
2. No dwelling having a ground floor living area of less than 1400 square feet shall be permitted on lots nine (9) thru twenty (20), except where a basement is built the minimum ground floor living area shall be not less than 1300 square feet. On lot No. 8 a dwelling having a minimum of 1300 square feet of living area with no basement shall be permitted.
3. No dwelling shall be located on any lot nearer to the front lot line than the minimum building line indicated on the plat, nor nearer than 15 feet to a side lot line.
4. No lot shall be further subdivided.
5. Easements for installation and maintenance of utilities and drainage are reserved as shown on the plat.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance to the neighborhood.
7. 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.
8. 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.

9. No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, designed, and constructed in accordance with the requirements, standards, and recommendations of the Indiana State Board of Health.
10. No animals of livestock of any kind shall be raised, bred, or kept on any lot, except that dogs, cats, and other household pets may be kept, provided they are not raised, bred, or kept for any commercial purpose.
11. All parts of roads shown on the plat and heretofore not dedicated, are hereby dedicated to the public.
12. No dwelling shall be permitted on any lot at a cost of less than \$15,000, based upon the cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. No prefabricated structures shall be permitted, nor shall concrete block structures be permitted unless they are veneered with stone or brick. Dwellings on lots nine (9) and twenty (20) shall be of tick or stone veneer construction.

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-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an 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. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our hands and seal this 19th day of December 1957.

James B. Ramsey

Dora Ramsey

State of Indiana

County of Johnson

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Before me, the undersigned, a Notary Public in and for said County and State, personally appeared James B. Ramsey and Dora Ramsey, and acknowledged the execution of the foregoing as his and her voluntary act and deed.

My commission expires April 22, 1961

James O. Freese

I, Gilmore C. Abplanalp, do hereby certify that I am a Professional Engineer, licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a survey completed in December, 1957, and that the monuments shown actually exist and their location is accurately shown.

Gilmore C. Abplanalp
Registered Engineer No. 6726
December 19, 1957

Under authority provided by Chapter 174, Acts of the 1947 General Assembly of the State of Indiana, and ordinance adopted by the Board of County Commissioners of the County of Johnson, State of

Indiana, this plat was given approval by the County of Johnson,
as follows:

Approved by the County Plan Commission at a meeting held on the 21st
day of September 1957.

Robert Ragsdale, Chairman

Leonard M. Pogue, Secretary

Entered for taxation this 30 day of December, 1957.

Robert J. Burgett
Auditor, Johnson County

Received for record this 30 day of December 1957, at 10:45 a.m. and
recorded as No. 28071 in Plat Book No. 4, Page No. 80.

W. Russell Poe
Recorder, Johnson County