

FINAL PLAT

SOUTHERN PINES - SECTION ONE

CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

ZONING: R-3

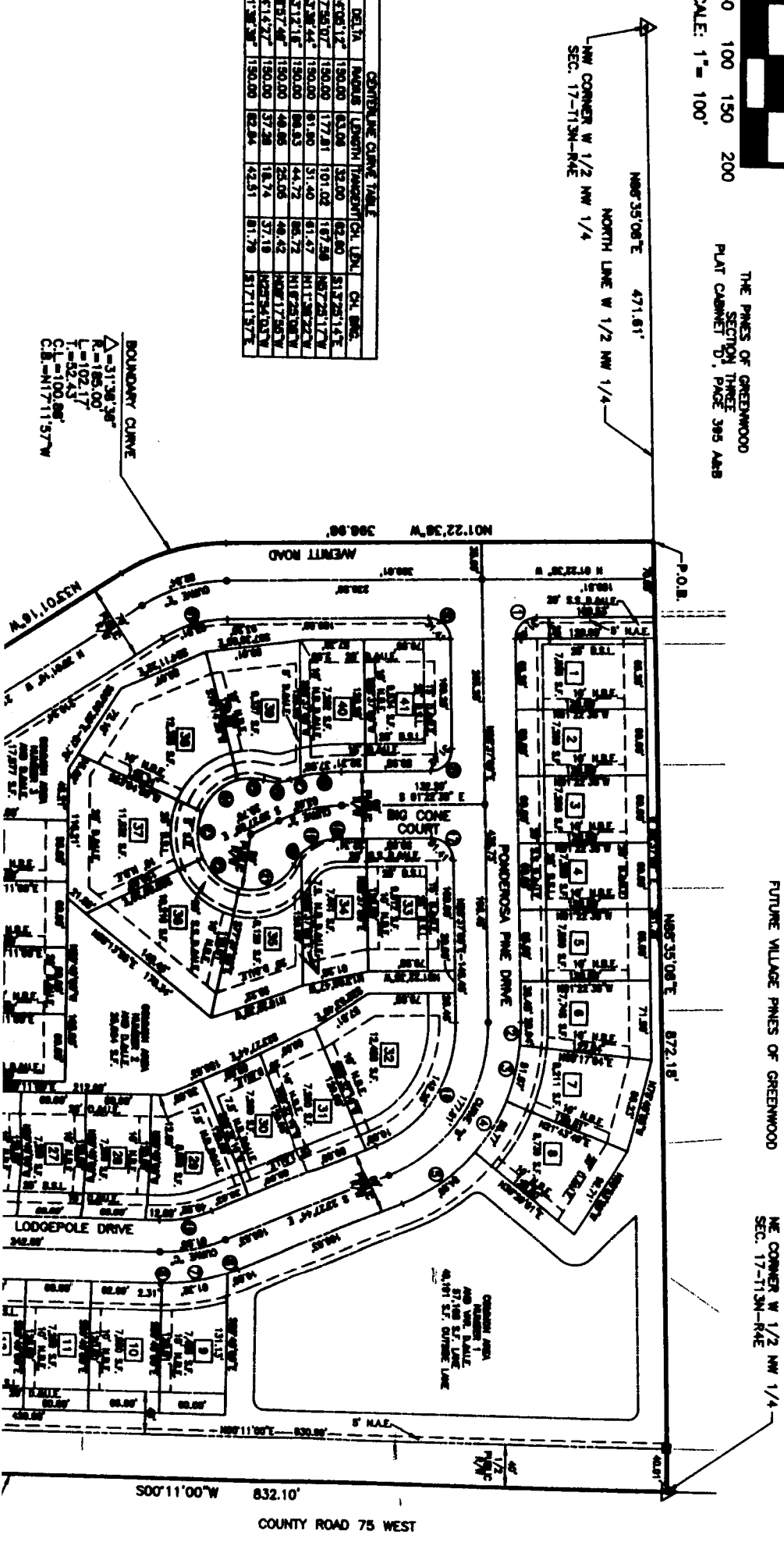


SCALE: 1" = 100'

THE PINES OF GREENWOOD
SECTION THREE
PLAT CABBET D, PAGE 395 A&B

CONTINUING CURVE TABLE

Δ	DELTA	BEARS	LENGTH	TANGENT	CH. LEN.	CH. BEG.
24708.17	150.00	63.00	32.00	62.00	51.22514'E	
87250.07	150.00	177.81	101.02	187.26	182728.17'W	
23738.44	150.00	61.80	31.40	61.47	111728.27'W	
33127.14	150.00	68.83	44.72	66.72	111823.97'W	
18372.48	150.00	48.66	26.06	49.42	118271.50'W	
14742.27	150.00	37.26	18.74	37.19	118274.93'W	
31738.28	150.00	62.84	42.51	61.79	517211.57'E	



BOUNDARY CURVE
 Δ=31°38'38"
 R=150.00'
 L=102.17'
 T=52.43'
 CL=100.88'
 CB=N17°11'57"W

LEGEND:

- 7200 S.F. U
- S.S.D.A.U.E. S
- D.A.U.E. D
- B.S.L. B
- N.B.E. M
- M.A.E. A
- N. N
- LE. L
- SE. S
- R/W. R
- ①. O
- . C
- . CE
- △. SE

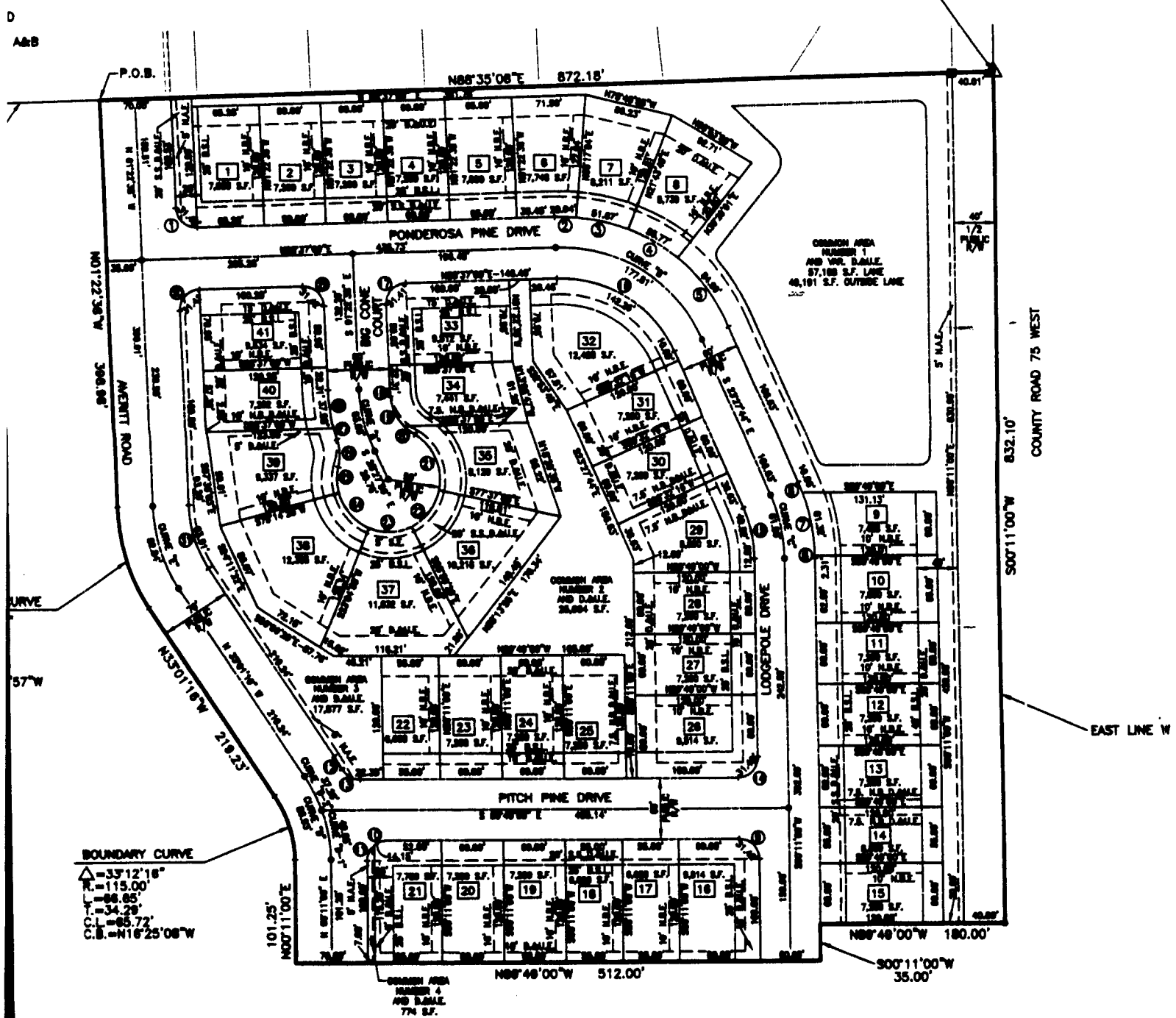
WHERE SHOWN
 ELECTRIC SERVICE
 SHALL BE A 120V
 SINGLE PHASE
 LATERAL SERVICE
 BY COUNTY FIELD
 COOKED AND V
 LATED AND BE
 CARRYING READER
 THE SERVICE'S
 ONLY FOR AND
 N.B.-OFF WATER
 S.B.-OFF WATER
 S.B. STERIL. NO S.B.
 SERVICE SYSTEM.
 DEVELOPMENT IN
 RECEPTOR SHALL
 BE RESPONSIBLE TO

FINAL PLAN

SOUTHERN PINES - SECTION 0
OF GREENWOOD, JOHNSON COUNTY, IN
ZONING: R-3

FUTURE VILLAGE PINES OF GREENWOOD

NE CORNER W 1/2 NW 1/4
SEC. 17-T13N-R4E



CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT REPRESENTS A SUBDIVISION OF THE REAL ESTATE INTO LOTS AND PUBLIC RIGHTS-OF-WAY. I HAVE NOTED ANY APPARENT ERROR OF CLOSURE OF THE BOUNDARY. APPROXIMATELY 1) FOOT IN TEN THOUSAND (10,000) FEET TO THE PROVISIONS OF THE SUBDIVISION

NORTHWEST QUARTER OF SECTION 17,
EAST OF THE SECOND PRINCIPAL
MERIDIAN, DESCRIBED AS FOLLOWS:

CORNER OF SAID HALF QUARTER
RANGES 35 MINUTES 08 SECONDS EAST
NORTH LINE OF SAID HALF QUARTER
POINT OF BEGINNING OF THIS DESCRIBED
SECTION; LAST SAID NORTH LINE NORTH 88
DEGREES 58 MINUTES 00 SECONDS
EAST 872.18 FEET TO THE NORTHEAST
CORNER OF SAID HALF QUARTER
SECTION; THENCE SOUTH 00 DEGREES 11
MINUTES 00 SECONDS EAST 35.00 FEET;
THENCE SOUTH 00 DEGREES 11 MINUTES 00
SECONDS WEST 512.00 FEET; THENCE
SOUTH 00 DEGREES 11 MINUTES 00
SECONDS EAST PARALLEL WITH SAID
NORTH LINE CONCAVE SOUTHWESTERLY THE
RADIUS OF 33 DEGREES 12 MINUTES 18
SECONDS NORTHWESTERLY ALONG SAID
CURVE NORTHWESTERLY THE RADIUS
OF 33 DEGREES 01 MINUTE 18 SECONDS
EASTERLY ALONG SAID CURVE THROUGH A
POINT 38 MINUTES 38 SECONDS 102.17 FEET;
THENCE SOUTH 38 SECONDS WEST 398.98 FEET TO
THE POINT OF BEGINNING, MORE OR LESS,
RIGHTS-OF-WAY, EASEMENTS AND

HEREBY SET ASIDE ONE (1) LOT THROUGH
OUT WITH STREETS, RIGHTS OF WAY,
AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL EASEMENTS WILL EXIST, AND THEIR LOCATION,
APPROXIMATELY SHOWN. THE SIZE OF LOTS
AND EASEMENTS ARE SHOWN IN FIGURES DENOTING
THEIR LOCATION.

THIS IS 19th DAY OF MAY, 2003.


PERRY D. KNARR
PROFESSIONAL LAND SURVEYOR
DIANA NO. 20100069

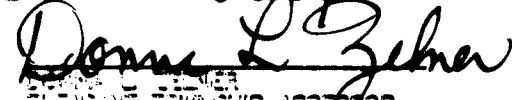
THIS PLAT HAS BEEN RECORDED IN FILE _____, PAGE _____ IN
THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THERE HAS BEEN
NO CHANGE OF SURVEY, OR ANY PRIOR SUBDIVISION PLAT
OR RECORDS THAT ARE COMMON WITH THIS SUBDIVISION.

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 SOUTHERN PINES SUBDIVISION ("DECLARATION") AS RECORDED
AS INSTRUMENT NUMBER 2003-021223 ON THE 3rd DAY OF
JULY 2003 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.

- 1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SOUTHERN PINES - SECTION ONE"
- 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 "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, SEWER'S, 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.
- 4.) 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.
- 5.) DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG 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.
- 6.) 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.
- 7.) 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.

A PERPETUAL TEN (10) FOOT NON-BUILDABLE EASEMENT BETWEEN STRUCTURES FOR MAINTENANCE, FIRE PROTECTION AND DRAINAGE EASEMENT SHALL BE PROVIDED ON THE ADJOINING LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE WHICH SHALL HAVE NO STRUCTURES BUILT ON. THE EXTERIOR WALL OF THE DWELLING ALONG THE ZERO LOT LINE SHALL BE MAINTAINED IN ITS ORIGINAL COLOR AND TREATMENT UNLESS OTHERWISE AGREED TO IN WRITING BY THE TWO AFFECTED LOT OWNERS. ROOF OVERHANGS MAY PENETRATE THE EASEMENT ON THE ADJACENT LOT A MAXIMUM OF TWENTY-FOUR (24) INCHES, BUT THE ROOF SHALL BE SO DESIGNED THAT WATER RUNOFF FROM THE DWELLING PLACED ON OR NEAR THE ZERO LOT LINE IS LIMITED TO THE EASEMENT AREA.

THIS 3rd DAY OF JULY 2003


DENNIS L. ZEHNER
PLEASANT TOWNSHIP ASSESSOR
JOHNSON COUNTY, INDIANA

THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "NO ACCESS EASEMENT" (N.A.E.) WHICH PROHIBIT INGRESS/EGRESS ACROSS SAID STRIP. NO DRIVES ARE TO BE CONSTRUCTED ACROSS SAID STRIP.

8.) 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 THE AUTHORITY TO ENFORCE THIS COVENANT UNDER ORDINANCE 98-6.

9.) 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.

10) 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 THREE (3) FEET, AND THIRTEEN (13) FEET HOUSE SEPARATION.

11.) 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.

12.) 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 ENCROACH UPON ANOTHER LOT.

13.) THE MINIMUM SQUARE FOOTAGE OF LIVING SPACE OF DWELLINGS, EXCLUSIVE OF PORCHES, GARAGES, OR BASEMENTS SHALL BE NO LESS THAN ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET FOR SINGLE STORY DWELLINGS AND SIXTEEN HUNDRED (1,600) SQUARE FEET FOR TWO STORY DWELLINGS.

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

15.) 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.

16.) 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.

ARBOR INVESTMENTS, L.L.C.

BY: Curtis A. Rector, PRESIDENT

STATE OF INDIANA

COUNTY OF JOHNSON

BEFORE ME, A NOTARY PUBLIC, IN AND STATE PERSONALLY APPEARED J. RANDAL RECTOR THIS DAY AND ACKNOWLEDGE TH PURPOSED EXPRESSES HEREIN.

WITNESS MY HAND AND NOTARIAL SEAL 2003.

Kathy A. Dalton
Kathy A. Dalton NOTARY PUBLIC
RESIDENT OF Marion COUNTY
MY COMMISSION EXPIRES 03-16-07

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

SECONDARY APPROVAL IS HEREBY GRANT DESIGNATED OFFICIAL FOR THE GREENWOOD COMMISSION ON THE 24th DAY OF July

ATTEST:

Clinton E. Ferguson
CLINTON E. FERGUSON
DESIGNATED OFFICIAL

RECORDER

ACCEPT

WHEREAS, THE PINES OF GREENWOOD, I WITH THE CITY OF GREENWOOD DEDICATE ESTATE FOR THE PURPOSE OF ESTABLISH WHICH DEDICATION IS HEREIN ABOVE SE

AND WHEREAS, THE CITY OF GREENWOOD DEDICATION IS DESIRABLE AND NECESSARY

NOW THEREFORE, SAID CITY OF GREENWOOD PUBLIC WORKS AND SAFETY, UNDER AND CONFERRED UPON IT (BY STATUTES OF) BEHALF OF SAID CITY, ACCEPTS SAID DE PUBLIC RIGHT OF WAY, AND ORDER THE RECORDER'S OFFICE OF THE COUNTY OF SAID DESCRIBED REAL ESTATE IS HEREBY

BE IT RESOLVED BY THE BOARD OF PUBLIC GREENWOOD, JOHNSON COUNTY, INDIANA THIS PLAT ARE HEREBY APPROVED AND
June 2003

CHARLES E. HENDERSON, MAYOR

Kevin A. Hoover
KEVIN A. HOOVER, MEMBER

ATTEST: Genevieve Worsham
GENEVIEVE WORSHAM, CLERK-1

ENTERED FOR TAXATION THIS 3rd

RECEIVED FOR ASSESSMENT THIS 3rd

INSTRUMENT NO. 2003-02722

RECEIVED FOR RECORD THIS 3rd

1:26 P.M. AND RECORDED IN PLA

FEE: \$23.00