

WE, THE UNDERSIGNED, **ARTHUR, MILDA, ISTA, AND VIVA CELMIOS**, OWNERS OF REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS **SOUTHWIND ESTATES, SECTION THREE**, AN ADDITION TO WHITE RIVER TOWNSHIP, JOHNSON COUNTY, STATE OF INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

1. NO LOT IN THIS PLATTED AREA SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES AND NO BUILDING SHALL BE ERECTED, ALTERED, OR PLACED ON ANY LOT, OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING.
2. NO BUILDING, FENCE OR WALL SHALL BE ERECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE CONSTRUCTION PLANS AND SPECIFICATIONS AND A PLAN SHOWING THE LOCATION OF THE STRUCTURE HAVE BEEN APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE AS TO THE QUALITY OF WORKMANSHIP AND MATERIALS, AND HARMONY OF EXTERNAL DESIGN AND SETTING WITH EXISTING STRUCTURES. TWO SETS OF ALL PLANS TO BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE.
3. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1500 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. EACH DWELLING SHALL HAVE AT LEAST A TWO CAR GARAGE, BUT OPEN-SIDE CARPORTS ARE SPECIFICALLY PROHIBITED.
4. 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 SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 8 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 20 FEET. NO BUILDING SHALL BE ERECTED CLOSER THAN 20 FEET TO THE REAR LOT LINE.
5. 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 NEIGHBORHOOD.
6. NO STRUCTURE OF A TEMPORARY NATURE, OR OUTBUILDING OF ANY KIND NOT CONNECTED TO THE MAIN RESIDENCE, INCLUDING, BUT NOT LIMITED TO ANY TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, DOGHOUSE OR OTHER OUTBUILDING, SHALL BE CONSTRUCTED, MOVED ONTO OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE. NO ABOVE THE GROUND SWIMMING POOLS SHALL BE ERECTED OR PERMITTED UPON ANY LOT IN THE SUBDIVISION.
 - A. NO TRAILER, BOAT, CAMPER, CAMPING EQUIPMENT, DISABLED MOTOR VEHICLE OR SIMILAR PERSONAL PROPERTY SHALL BE STORED OR PARKED IN ANY MANNER WHATSOEVER IN FRONT OF THE HOUSE OR DWELLING ERECTED ON THESE LOTS.
 - B. THE RESIDENTS SHALL MAKE EVERY EFFORT TO KEEP THEIR YARD AND LOT IN AN ATTRACTIVE MANNER AND IN SUCH CONDITION THAT IT SHALL NOT DETRACT FROM THE PROPERTY VALUE OF THE ADDITION, AND THE SOLE JUDGE AS TO WHETHER OR NOT IT IS BEING SO KEPT SHALL REMAIN WITH THE ARCHITECTURAL CONTROL COMMITTEE.
7. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES OR DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT.
8. ALL DRIVES INTO THESE LOTS SHALL BE HARD SURFACED AND CONSTRUCTED IN A MANNER BEFITTING THE OTHER LOTS IN THE NEIGHBORHOOD. SAID DECISION AND JUDGMENT ON CONSTRUCTION AND MAINTENANCE OF THESE DRIVES SHALL BE UNDER THE ARCHITECTURAL CONTROL COMMITTEE.
9. THE ARCHITECTURAL CONTROL COMMITTEE SHALL BE COMPOSED OF THREE (3) PERSONS ALL APPOINTED FROM TIME TO TIME BY THE UNDERSIGNED DEVELOPERS OF THIS PROPERTY. A MAJORITY OF THE COMMITTEE MAY DESIGNATE A REPRESENTATIVE TO ACT ON BEHALF OF THE COMMITTEE. THE COMMITTEE SHALL HAVE COMPLETE AUTHORITY TO FILL ITS MEMBERSHIP IN THE EVENT OF DEATHS, RESIGNATION OR REPLACEMENT OF ANY MEMBER. TWO SETS OF ALL PLANS, SPECIFICATIONS AND THE SITE PLAN OF EACH RESIDENCE TO BE CONSTRUCTED SHALL BE SUBMITTED TO THE COMMITTEE OR ONE OF ITS MEMBERS BY U.S. MAIL OR PERSONAL DELIVERY. THE COMMITTEE'S APPROVAL OR DISAPPROVAL SHALL BE IN WRITING WITHIN 30 DAYS OF SUBMISSION OF ALL REQUIRED PLANS AND SPECIFICATIONS. FAILURE OF THE COMMITTEE TO ACT UPON ANY PLAN SUBMITTED SHALL NOT BE CONSIDERED A WAIVER OF THE REQUIREMENTS OF THESE COVENANTS AS TO ANY SUBSEQUENT CONSTRUCTION ON ANY OTHER LOT IN THIS DEVELOPMENT OR OF THE COMMITTEE'S AUTHORITY TO APPROVE ALL SUCH CONSTRUCTION IN ACCORDANCE HEREWITH.
10. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC UPON ANY LOT

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6. NO STRUCTURE OF A TEMPORARY NATURE, OR OUTBUILDING OF ANY KIND NOT CONNECTED TO THE MAIN RESIDENCE, INCLUDING, BUT NOT LIMITED TO ANY TRAILER, TENT, BASEMENT, SHACK, GARAGE, BARN, DOGHOUSE OR OTHER OUTBUILDING, SHALL BE CONSTRUCTED, MOVED ONTO OR USED ON ANY LOT AT ANY TIME, FOR ANY PURPOSE. NO ABOVE THE GROUND SWIMMING POOLS SHALL BE ERRECTED OR PERMITTED UPON ANY LOT IN THE SUBDIVISION.

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B. THE RESIDENTS SHALL MAKE EVERY EFFORT TO KEEP THEIR YARD AND LOT IN AN ATTRACTIVE MANNER AND IN SUCH CONDITION THAT IT SHALL NOT DETRACT FROM THE PROPERTY VALUE OF THE ADDITION, AND THE SOLE JUDGE AS TO WHETHER OR NOT IT IS BEING SO KEPT SHALL REMAIN WITH THE ARCHITECTURAL CONTROL COMMITTEE.

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

8. ALL DRIVES INTO THESE LOTS SHALL BE HARD SURFACED AND CONSTRUCTED IN A MANNER BEFITTING THE OTHER LOTS IN THE NEIGHBORHOOD. SAID DECISION AND JUDGMENT ON CONSTRUCTION AND MAINTENANCE OF THESE DRIVES SHALL BE UNDER THE ARCHITECTURAL CONTROL COMMITTEE.

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10. 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 FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER OR DEVELOPER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

11. 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 DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT. ALL GAS AND OIL TANKS MUST BE CONCEALED.

12. 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 KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

13. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH OR GARBAGE. WASTE MATTER OR MATERIALS SHALL BE KEPT ONLY IN SANITARY CONTAINERS, INCINERATORS, OR OTHER EQUIPMENT FOR STORAGE OR DISPOSAL OF SUCH MATERIAL.

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14. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN 2.5 FEET AND 9 FEET ABOVE STREETS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT-OF-WAY LINE WITH THE EDGE OF DRIVEWAY PAVEMENT OR ALLEY LINE. NO PORTION OF A PRIVATE DRIVEWAY FOR A CORNER LOT SHALL BE PERMITTED ON DEDICATED RIGHT-OF-WAYS WITHIN 70 FEET TO THE CENTERLINE INTERSECTIONS OF STREETS ADJACENT TO THE CORNER LOT.

15. EACH LOT SHALL BE KEPT IN A NEAT AND PLEASING MANNER. IT IS THE INTENTION OF THIS RESTRICTION TO ASSURE THAT ALL THE LOTS AND SURROUNDINGS PRESENT A PARK-LIKE APPEARANCE.

16. NO INDIVIDUAL WATER SUPPLY SYSTEM SHALL BE PERMITTED ON ANY LOT.

17. ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF ANY IMPROVEMENT WITHIN THIS SUBDIVISION SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBDIVISION AND THEIR SUCCESSORS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965, AND ALL AMENDMENTS THERETO.

A. DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE JOHNSON COUNTY DRAINAGE BOARD. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SEEDED GRASSWAYS, OR OTHER NON-ERODING SURFACE. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY DRAINAGE BOARD.

B. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING THESE DRAINAGE SWALES OR 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, THE JOHNSON COUNTY DRAINAGE BOARD WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

18. ANY MOTOR VEHICLE WHICH IS INOPERATIVE AND NOT BEING USED FOR NORMAL TRANSPORTATION SHALL NOT BE PERMITTED TO REMAIN ON ANY LOT.

19. NO TREES SHALL BE REMOVED FROM ANY LOT IN THIS SUBDIVISION WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL CONTROL COMMITTEE, WHICH APPROVAL SHALL BE GIVEN AND GOVERNED IN ACCORDANCE WITH THE TERMS AS PROVIDED IN PARAGRAPH 9 OF THE COVENANTS.

20. ONCE COMMENCED, THE INITIAL CONSTRUCTION OF ANY RESIDENCE UPON ANY LOT IN THIS SUBDIVISION SHALL BE COMPLETED WITHIN A REASONABLE TIME, AND NO INCOMPLETE STRUCTURE SHALL BE PERMITTED TO EXIST ON ANY LOT FOR AN UNREASONABLE PERIOD OF TIME AFTER CONSTRUCTION IS COMMENCED.

21. THE FINISHED YARD ELEVATIONS AT THE HOUSE SITE AND LOTS IN THIS SUBDIVISION SHALL BE NOT LESS THAN ELEVATION 710.5, U.S.G.S. DATUM.

22. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THIS LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMED UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) 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 ANYTIME FOLLOWING NEGOTIATIONS 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.

23. ENFORCEMENT SHALL BE BY PROCEEDINGS OF LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANTS EITHER TO RESTRAIN VIOLATIONS OR TO RECOVER DAMAGES WITHOUT THE NECESSITY APPROVING AC-

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24. THE ABOVE COVENANTS ARE SUBJECT TO ALL THE PREVAILING RULES AND REGULATIONS OF JOHNSON COUNTY PLAN COMMISSION, JOHNSON COUNTY, INDIANA, ITS ASSIGNS AND OR SUCCESSORS. THE JOHNSON COUNTY BOARD OF COMMISSIONERS DO NOT ENFORCE THE SUBDIVISION COVENANTS.
25. ALL LOT OWNERS WHO SUBSEQUENTLY TAP INTO OR ARE CONNECTED WITH THE SEWER SYSTEM PROVIDED FOR IN THIS SUBDIVISION AS DESCRIBED IN THIS PLAT RELEASE THEIR RIGHT TO DEMONSTRATE AGAINST PENDING OR FUTURE ANNEXATION BY THE CITY OF GREENWOOD PURSUANT TO A CERTAIN CONTRACT DATED Aug. 17, 1987, AND RECORDED IN THE JOHNSON COUNTY RECORDERS OFFICE IN BOOK 59, PAGE 1065 ON Aug. 18, 1987, FRANKLIN, INDIANA.
26. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINE OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" (D. U. & E.) ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "SSE" ARE RESERVED FOR THE USE OF GREENWOOD SANITATION FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS, MANHOLES AND ALL APPURTENANCES. 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.

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WITNESS OUR HANDS AND SEALS THIS 4th DAY OF SEPTEMBER, 1987

Inta Celmins

INTA CELMINS

Vija Celmins by Inta Aina Celmins

VIJA CELMINS, BY INTA AINA CELMINS
WITH POWER OF ATTORNEY AS RECORDED
IN PLAT BOOK 59, PAGE 681 IN THE
OFFICE OF THE JOHNSON COUNTY RECORDS

STATE OF INDIANA)
COUNTY OF JOHNSON)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY
APPEARED INTA AINA CELMINS, HAVING POWER OF ATTORNEY FOR VIJA CELMINS, APPEARED
PERSONALLY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HER
VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 4TH DAY OF SEPTEMBER, 1987.

MY COMMISSION EXPIRES:

June 21, 1989

Elizabeth Melvin

ELIZABETH MELVIN, NOTARY PUBLIC

COUNTY OF RESIDENCY Johnson

THIS PLAT IS RECOMMEND FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Gary V. Turner®
GARY V. TURNER
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

BY:

Ronald Eastburn
RONALD EASTBURN, CHAIRMAN

Rick Chase
RICK CHASE

August 17, 1987

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA,
THAT THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS
17th DAY OF August, 1987.

William Ray
WILLIAM RAY, MEMBER

Maurice McCarty
MAURICE MCCARTY, CHAIRMAN

THIS PLAT IS RECOMMEND FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Gary V. Turner
GARY V. TURNER
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

BY: *Ronald Eastburn* *Rick Chase*
RONALD EASTBURN, CHAIRMAN RICK CHASE

August 17, 1987

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William Ray *Haurice McCarty*
WILLIAM RAY, MEMBER HAURICE MCCARTY, CHAIRMAN
Russell H. Ferrill
RUSSELL H. FERRILL, MEMBER

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD ON

August 17, 1987.

ENTERED FOR TAXATION THIS 4th DAY OF September, 1987

CHICAGO TITLE

Sally L. Benson
SALLY L. BENSON, AUDITOR
JOHNSON COUNTY, INDIANA

NO. 13657

RECEIVED FOR RECORD THIS 4th DAY OF SEPTEMBER, 1987, AT 3:11 P.M. AND RECORDED IN PLAT BOOK C, PAGE 285 - 286

FEE 13.00

Jacqueline E. Keller
JACQUILINE KELLER, RECORDER
JOHNSON COUNTY, INDIANA

SHEET NO. 2 OF 2

1/n/18.02