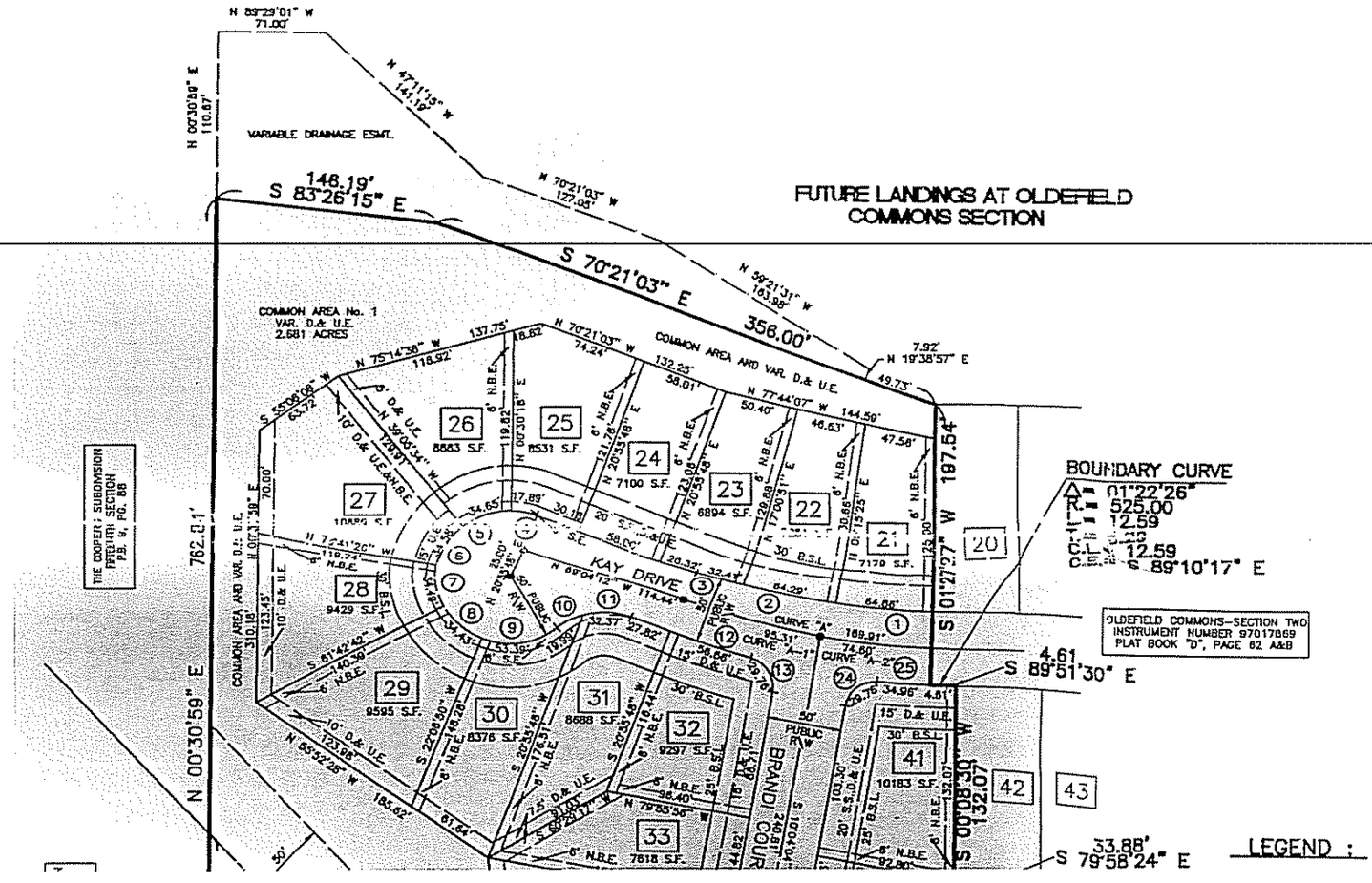
FINAL PLAT OF

THE COMMONS AT OLDEFIELD

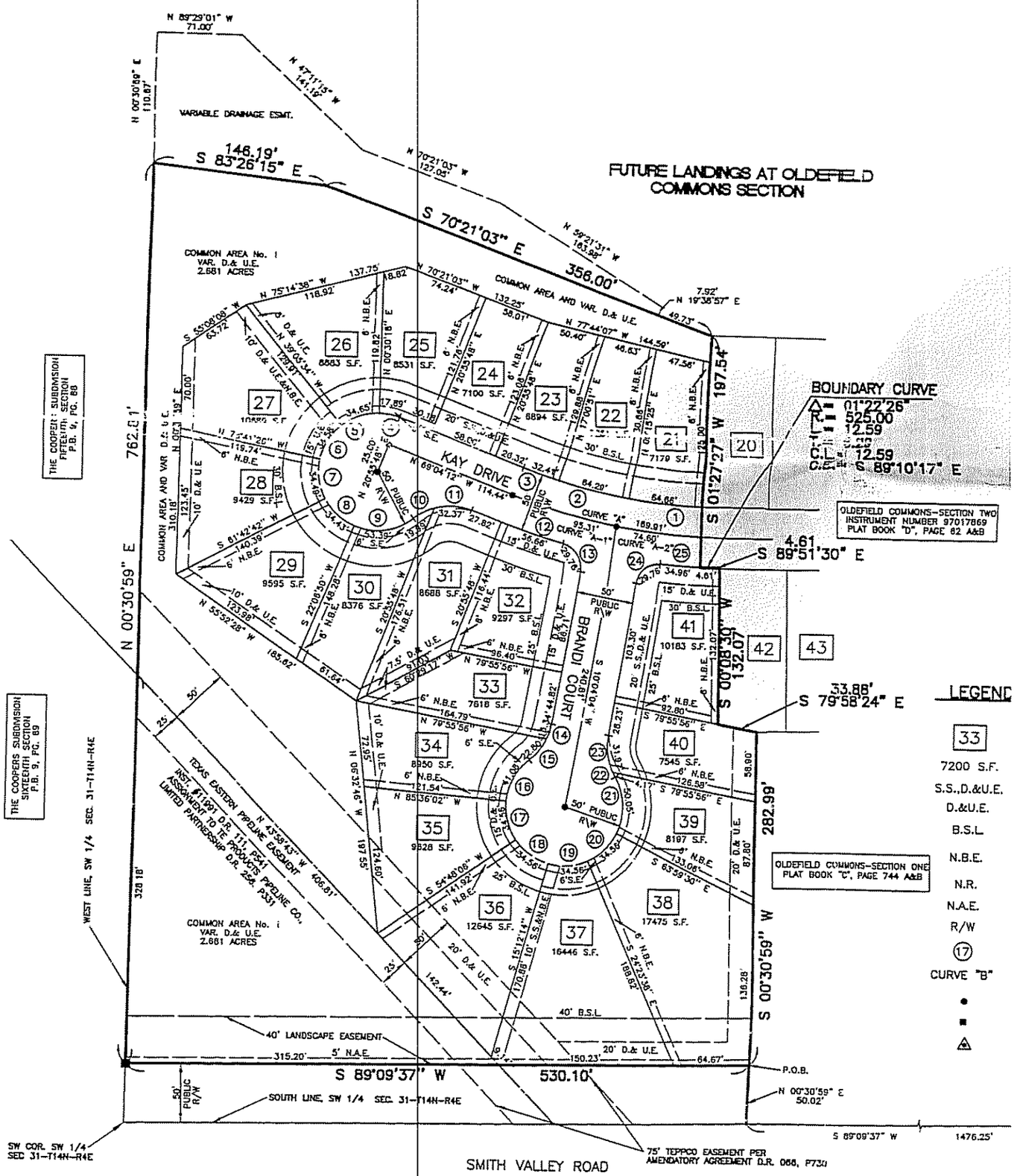
PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA



LOT CURVE DATA					
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	CH
1	07°47'57"	475.00	64.66	32.38	64
2	07°45'18"	475.00	64.29	32.20	64
3	03°54'32"	475.00	32.41	16.21	32
4	20°30'07"	50.00	17.89	9.04	17
5	39°42'39"	50.00	34.65	18.06	33
6	39°37'26"	50.00	34.58	18.01	33
7	39°31'29"	50.00	34.49	17.96	33
8	39°27'34"	50.00	34.43	17.93	33
9	61°10'46"	50.00	53.39	29.56	50
10	22°54'43"	50.00	19.99	10.13	19
11	37°05'17"	50.00	32.37	16.77	31
12	06°11'02"	525.00	56.66	28.36	56
13	85°15'50"	20.00	29.76	18.41	27
14	15°16'51"	50.00	13.34	6.71	13
15	[illegible]	50.00	22.80	11.60	22
16	47°04'46"	50.00	41.08	21.78	39
17	39°35'52"	50.00	34.56	18.00	33
18	39°35'52"	50.00	34.56	18.00	33
19	39°35'52"	50.00	34.56	18.00	33
20	39°35'52"	50.00	34.56	18.00	33
21	57°21'01"	50.00	50.05	27.35	47
22	04°46'38"	50.00	4.17	2.09	4.1
23	36°37'57"	50.00	31.97	16.55	31
24	85°15'50"	20.00	29.76	18.41	27
25	03°48'57"	525.00	34.96	17.49	34

CENTERLINE CURVE DA					
NUMBER	DELTA	RADIUS	LENGTH	TANGENT	C
"A"	19°28'14"	500.00	169.91	85.78	1
"A-1"	10°55'17"	500.00	95.31	47.80	9
"A-2"	08°32'57"	500.00	74.60	37.37	7

THE COMMONS AT
PLEASANT TOWNSHIP, JOHNSO



THIS PLAT PREPARED BY GREENWOOD SURVEYING, INC. d.b.a. PROJECTS PLUS, 2555 F

FINAL PLAT OF
THE COMMONS AT OLDEFIELD
PLEASANT TWP., JOHNSON CO., INDIANA

I, CHRISTOPHER H. PHILLIPS, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE IN BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS A SUBDIVISION OF A SURVEY MADE BY ME ON SEPTEMBER 4, 1996

PART OF SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, MORE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE EAST HALF OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 09 MINUTES 37 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID QUARTER SECTION 1476.25 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 59 SECONDS EAST 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE SOUTH 89 DEGREES 09 MINUTES 37 SECONDS WEST 530.10 FEET, MORE OR LESS, TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 30 MINUTES 59 SECONDS EAST ALONG LAST SAID WEST LINE 762.84 FEET; THENCE SOUTH 83 DEGREES 26 MINUTES 15 SECONDS EAST 146.19 FEET, MORE OR LESS; THENCE SOUTH 70 DEGREES 21 MINUTES 03 SECONDS EAST 356.00 FEET TO THE NORTHWEST CORNER OF OLDEFIELD COMMONS SECTION TWO THE PLAT OF WHICH IS RECORDED IN PLAT CABINET "D", PAGE 62 A&B IN THE OFFICE OF THE RECORDER OF THE JOHNSON COUNTY, INDIANA. THE NEXT FIVE COURSES FOLLOW THE WESTERLY AND SOUTHERLY LINES OF SAID OLDEFIELD COMMONS SECTION TWO; 1) THENCE SOUTH 01 DEGREES 27 MINUTES 27 SECONDS WEST 197.54 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY THE RADIUS OF SAID CURVE BEARS NORTH 01 DEGREES 30 MINUTES 57 SECONDS EAST 525.00 FEET; 2) THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE 22 MINUTES 26 SECONDS 12.59 FEET; 3) THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 4.61 FEET; 4) THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS WEST 132.07 FEET; 5) THENCE SOUTH 79 DEGREES 58 MINUTES 24 SECONDS EAST 33.88 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 59 SECONDS WEST 282.99 FEET TO THE POINT OF BEGINNING CONTAINING 8.132 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS TWENTY-ONE (21) LOTS NUMBERED TWENTY-ONE (21) THROUGH FORTY ONE (41) INCLUSIVE AND COMMON AREA NO. 1, 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 11TH DAY OF Nov, 2000.

CHRISTOPHER H. PHILLIPS REGISTERED No. 8800096 STATE OF INDIANA LAND SURVEYOR

CHRISTOPHER H. PHILLIPS
PROFESSIONAL LAND SURVEYOR NO. 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 RESTRICTIONS AND COVENANTS WHICH WERE RECORDED SEPARATELY ON DECEMBER 15, 1995, AS INSTRUMENT NUMBER 95023501 AND THE FOLLOWING, AND SHALL BE CONSIDERED AND HEREBY DECLARED TO BE RUNNING WITH THE LAND:

1.) THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "THE COMMONS AT OLDEFIELD"

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 "S.E." (SIDEWALK EASEMENT) WHICH ARE RESERVED FOR THE PUBLIC. NO PERMANENT STRUCTURE OR OBSTRUCTION SHALL BE ERECTED OR MAINTAINED UPON THIS STRIP OF LAND.

4.) THE AREA DESIGNATED "COMMON AREA" IN THIS ADDITION SHALL BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS IN THE COMMONS AT OLDEFIELD AND THE LANDINGS AT OLDEFIELD DEVELOPMENT AND ANY ADDITIONS WHICH MAY BE ANNEXED OR ADDED THERETO AT A LATER DATE. OWNERSHIP, MANAGEMENT AND CONTROL OF THE COMMON AREAS SHALL BE EXCLUSIVELY EXERCISED BY THE LANDINGS AT OLDEFIELD PROPERTY OWNERS ASSOCIATION, INC. AN INDIANA NONPROFIT CORPORATION, IN ACCORDANCE WITH ITS BYLAWS AND IN ACCORDANCE WITH THAT CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS. SAID COMMON AREAS MAY ALSO BE USED FOR UTILITIES.

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OLDEFIELD
TWP., JOHNSON CO., INDIANA

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Christopher H. Phillips

CHRISTOPHER H. PHILLIPS
PROFESSIONAL LAND SURVEYOR NO. 8800096
STATE OF INDIANA

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ANCE WITH ITS BYLAWS AND IN ACCORDANCE WITH THAT
DECLARATION OF COVENANTS AND RESTRICTIONS. SAID
AREAS MAY ALSO BE USED FOR UTILITIES.

5.) A PERPETUAL SIX (6) 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.

6.) 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 ERECTED 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.

7.) 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.

8.) 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.

9.) 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.

10.) 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 ERECTED 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.

11.) 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 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. AL SUMP PUMPS TO BE INSTALLED ON ANY LOT OF THIS DEVELOPMENT MUST BE CONNECTED, VIA A HARD PIPE CONNECTION, TO A DEFINED STORM WATER DRAINAGE SYSTEM IN A MANNER WHICH IS ACCEPTABLE TO THE CITY OF GREENWOOD.

12.) 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.

13.) IN ADDITION TO THE RESTRICTIONS AND COVENANTS DETACHED GARAGES, CARPORTS, UTILITY STORAGE SHEDS AND ABOVE GROUND SWIMMING POOLS ARE PROHIBITED.

THIS PLAT PREPARED BY GREENWOOD SURVEYING, INC. d.b.a. PROJECTS PLUS, 2555 FAIRVIEW PLACE SUITE A.

LDABLE EASEMENT BETWEEN
PROTECTION AND DRAINAGE
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WAY SHALL BE LOCATED WITHIN
O STREET CENTER LINES OR

COVENANTS DETACHED
SHEDS AND ABOVE GROUND

WITNESS MY HAND AND SEAL THIS 15TH DAY OF NOVEMBER 2000. D-335B

MILESTONE DEVELOPMENT, INC.

William M. Terry

BY:

WILLIAM M. TERRY

PRINTED:

TITLE: SEC./TREA.

STATE OF INDIANA)
)SS:
COUNTY OF JOHNSON)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIAM M. TERRY SEC/TREA. THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE WITHIN INSTRUMENT AS HIS/HER VOLUNTARY ACT AND DEED FOR AND THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15TH DAY OF NOVEMBER 2000.

KENNETH E. ZUMSTEIN, NOTARY PUBLIC

NOTARY PUBLIC SEAL INDIANA

RESIDENT OF JOHNSON COUNTY
MY COMMISSION EXPIRES AUGUST 4, 2001.

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 8th DAY OF June, 2000.

CLINTON E. FERGUSON
DESIGNATED OFFICIAL

ATTEST:
JANICE A. BUSH
RECORDING SECRETARY

ACCEPTANCE

WHEREAS, MILESTONE DEVELOPMENT, INC. 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 26TH DAY OF June, 2000.

CHARLES E. HENDERSON, MAYOR

WARREN E. BEVILLE, MEMBER

KEVIN A. HOOVER, MEMBER

ATTEST:
GENEVIEVE WORSHAM, CLERK-TREASURER

ENTERED FOR TAXATION THIS 16th DAY OF November 2000.

DEBORAH A. SHUTTA
JOHNSON COUNTY AUDITOR

RECEIVED FOR ASSESSMENT THIS 16th DAY OF NOV. 2000.

MARLA A. HASH
JOHNSON COUNTY ASSESSOR

INSTRUMENT NO. 2000-027423

RECEIVED FOR RECORD THIS 16th DAY OF November 2000, AT 12:36 P.M. AND RECORDED IN PLAT BOOK D PAGE 335A+B

FEE: 23.00

JEAN HARMON
JOHNSON COUNTY RECORDER

PROJECTS PLUS, 2555 FAIRVIEW PLACE SUITE A, GREENWOOD, INDIANA 46142

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