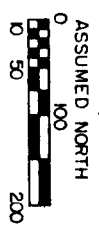
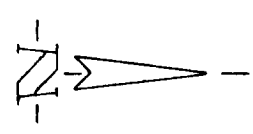
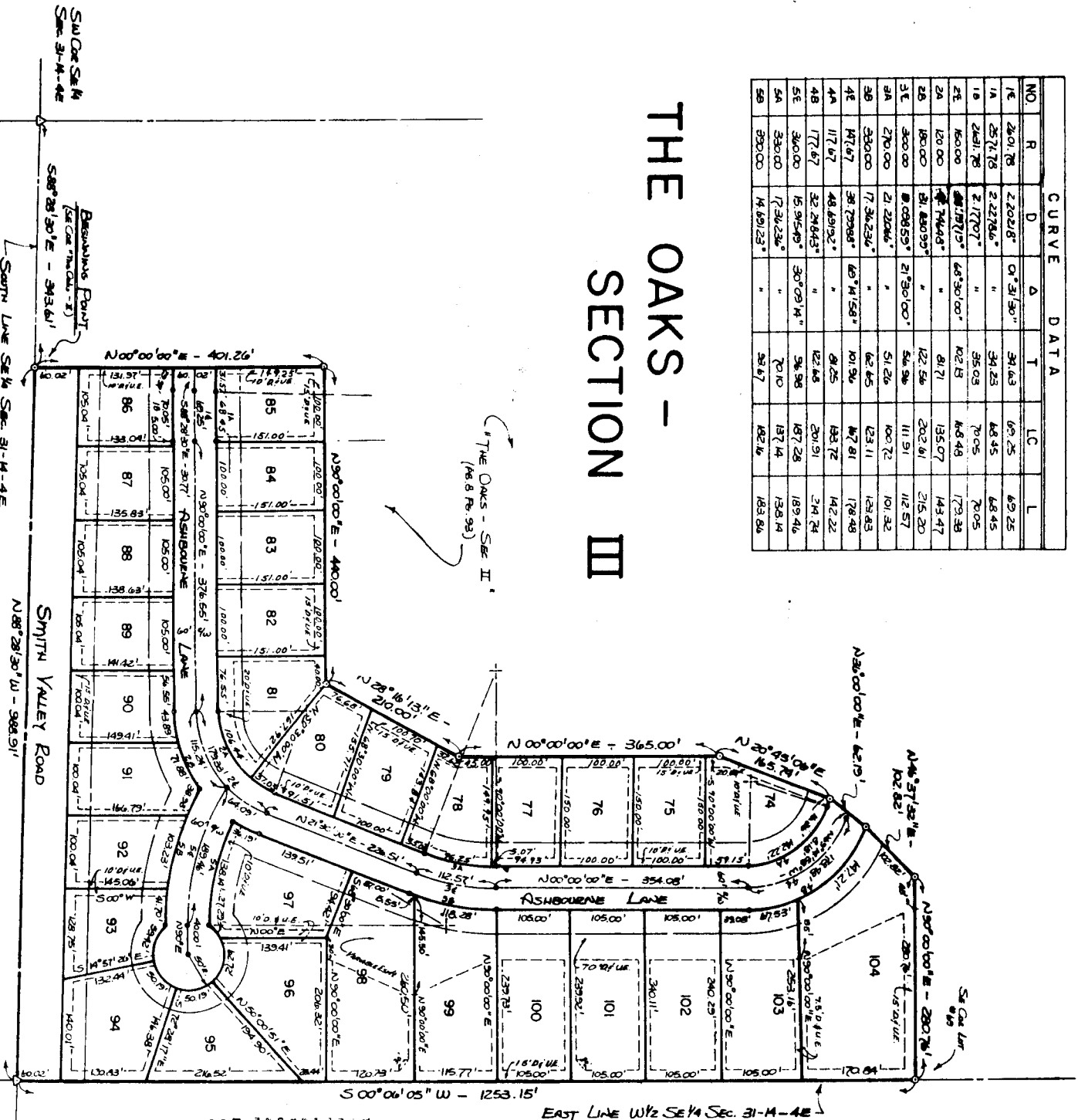


NO.	R	D	Δ	T	LC	L
1E	260.78	2.20286°	0°31'30"	39.63	69.25	69.25
1A	2671.78	2.22786°	"	39.23	68.45	68.45
1B	2641.78	2.17707°	"	35.05	70.05	70.05
2E	150.00	48°19'10"	68°30'00"	102.15	66.48	179.38
2A	120.00	31°14'48"	"	81.71	135.07	143.47
2B	180.00	31.48039°	"	122.58	102.61	215.20
3E	300.00	8°08'55"	21°30'00"	56.38	111.91	112.57
3A	270.00	2.22286°	"	51.26	100.72	101.32
3B	280.00	17°34'23"	"	62.45	123.11	128.83
4E	147.47	35°22'08"	69°14'58"	101.39	147.81	178.48
4A	117.47	48.69192°	"	81.25	188.72	142.22
4B	172.47	32°24'43"	"	122.48	201.91	214.74
5E	300.00	15.91549°	30°09'14"	96.98	187.28	189.46
5A	330.00	17°34'23"	"	70.10	137.14	138.14
5B	350.00	14.69123°	"	39.47	182.16	183.86

THE OAKS - SECTION III



- Notes:
- 1) ALL BUILDING LINES ARE 32' B.L.
 - 2) ALL EASEMENTS ARE 75' DRIVE UNLESS OTHERWISE NOTED.

There are strings of ground marked "UTILITY" and "EASEMENTS" shown on this plat which are hereby reserved for public utility, not including transportation companies, for the installation and maintenance of poles, lines, wires, drains, ducts, pipes and wires. Purchasers of lots in this subdivision shall take title subject to easements hereby created and shall at all times to the rights of proper authorities to service the utilities and the easements hereby created and no permanent structure of any kind, and no part thereof, except fences shall be built, erected or maintained on said "utility and drain easements".

Driveway Culverts on lots 98 thru 104 to be installed at the time of development. Any other location would require written approval from the Greenwood Plan Commission, and said approval is all that is necessary for changing of the driveway location.

B-664

Known all men by these presents: That Daktont Development Company, an Indiana Partnership, being the owner in fee simple of the following described real estate in Johnson County, Indiana, to-wit:

1. the undersigned, hereby certify that the within plat is true and correct and represents a part of the Southeast Quarter of Section 31, Township 14 North, Range 4 East in Johnson County, Indiana, being more particularly described as follows, to-wit: Beginning at a point on the South line of the said Southeast Quarter Section South 88 degrees 28 minutes 30 seconds East 313.61 feet to the Southeast corner of the said Southeast Quarter Section (said point also being the Southeast corner of "The Oaks - Section 11", a subdivision in Johnson County, Indiana, the next eight (8) described courses being along the South and East lines of "The Oaks - Section 11", a subdivision; thence North 00 degrees 00 minutes 00 seconds East 401.74 feet; thence North 28 degrees 16 minutes 13 seconds East 210.00 feet; thence North 00 degrees 00 minutes 00 seconds East 325.00 feet; thence North 20 degrees 45 minutes 06 seconds East 155.74 feet; thence North 38 degrees 00 minutes 00 seconds East 82.19 feet; thence North 46 degrees 37 minutes 32 seconds East 102.82 feet; thence North 39 degrees 00 minutes 00 seconds East 280.75 feet to the Southeast corner of Lot numbered 69 in "The Oaks - Section 11" (said point also being the East line of the West Half of the said Southeast Quarter Section); thence North 66 degrees 28 minutes 30 seconds West along the South line of the said Southeast Quarter Section 369.31 feet to the POINT OF BEGINNING, East line 1253.15 feet to the Southeast corner of the West Half of the said Southeast Quarter Section 369.31 feet to the POINT OF BEGINNING, containing 17.742 acres, more or less.

This subdivision consists of 31 lots, numbered 74 through 104, both inclusive, together with streets, easements and public ways as shown on the within plat. The size of lots and widths of streets and easements are shown in figures denoting feet and decimal parts thereof.

WITNESS MY SIGNATURE this 15th day of May 1978.



JOHN V. SCHNEIDER
Notary Public - Indiana 450115

Go hereby make, plat, subdivide, lay off and dedicate said described real estate into lots and streets in accordance with the plat hereto attached, which Addition shall be known as "The Oaks - Third Section", in Pleasant Township, Johnson County, Indiana, that the streets as shown on the attached plat are hereby dedicated to the public use and that all of the lots contained in the above plat or any portion thereof shall be subject to the following restrictions, which restrictions shall be considered and hereby declared to be covenants running with the land, which said restrictive covenants are as follows, to-wit:

- No structure other than such structures as may be existing at the time of the adoption of these covenants, shall be erected, altered, placed or permitted to remain on any lot other than the original lot containing a private garage and such other out-buildings and incidental to the use of such residential lot.
- No residence or dwelling shall be constructed on any lot or part thereof unless such residence, exclusive of open porches, attached garages and basements, shall have a floor area of 1400 square feet.
- Essentials of installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. No structure shall be erected, altered, placed or permitted to remain on any lot at any time as a residence either temporarily or permanently, which shall require the installation of such utilities and drainage facilities.
- Inside outside storage will not be allowed.
- No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot at any time as a residence either temporarily or permanently.
- No sign of any kind shall be displayed to the public view on any lot except a professional sign or 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 to advertise the property during the construction and sales period.
- 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 derricks or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.
- 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 purpose.
- No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. Other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- No fence, wall, hedge or shrub planting which obstructs sight lines of the street, highway, or of a street above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property line, and a line connecting the same with the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street lines extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement.
- All swales, for drainage of lots, that are located on the lot lines and on rear lot lines shall be preserved and not obstructed in accordance with a general drainage plan on file with the City of Greenwood, Indiana.
- Any field tile or underground drain which is constructed in construction of any improvement within this subdivision shall comply with the Indiana Drainage Code of 1965, and all amendments thereto.
- 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 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years until the instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change them in whole or in part.
- 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.
- 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 violations or to recover damages.

WITNESS WHEREOF, this instrument has been executed by the undersigned partners of Daktont Development Company, an Indiana Partnership, for and in behalf of such partnership, this 15th day of May 1978.

EMIL ROHMERT, PARTNER
TRAUB EQUITIES INC., PARTNER

By: William R. Layton
WILLIAM R. LAYTON, PRESIDENT

By: William I. Yeager
WILLIAM I. YEAGER, AUTHORIZED SIGNATURE

By: Robert W. Stephens
ROBERT W. STEPHENS, PARTNER

STATE OF INDIANA

SS Before me, the undersigned, a Notary Public in and for Johnson County and State, personally appeared William R. Layton, William I. Yeager, and Robert W. Stephens, partners of the Daktont Development Company, and acknowledge the execution of the foregoing instrument, to-wit: a plat of a subdivision of real estate, as their duly authorized acts, this 15th day of May 1978.

WITNESS MY HAND AND NOTARIAL SEAL: Notary Public

Johnson County, Indiana, at follows:

This plat was given approval by the City of Greenwood, Johnson County, Indiana, at a meeting held on the 10th day of May 1978.

My Commission Expires: May 13, 1979

This plat was given approval by the Board of Works of the City of Greenwood, Johnson County, Indiana, at a meeting held on the 16th day of May 1978.

Approved by the City of Greenwood Plan Commission at a meeting held on the 10th day of May 1978.

Approved by the Board of Works of the City of Greenwood, Johnson County, Indiana, at a meeting held on the 16th day of May 1978.

Approved by the Board of Works of the City of Greenwood, Johnson County, Indiana, at a meeting held on the 16th day of May 1978.

Approved by the Board of Works of the City of Greenwood, Johnson County, Indiana, at a meeting held on the 16th day of May 1978.

LEE RUSSELL, CHAIRMAN

JUDITH M. WOOD, AUDITOR JOHNSON COUNTY

MARYLENE MOULDAW, RECORDER JOHNSON COUNTY, Indiana

Entered for taxation this 19th day of May 1978.

Fee \$52.00

No. 010626

Received for record this 15th day of May 1978, at 3:58 P.M., and recorded in Plat Book 2 page No. 44

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