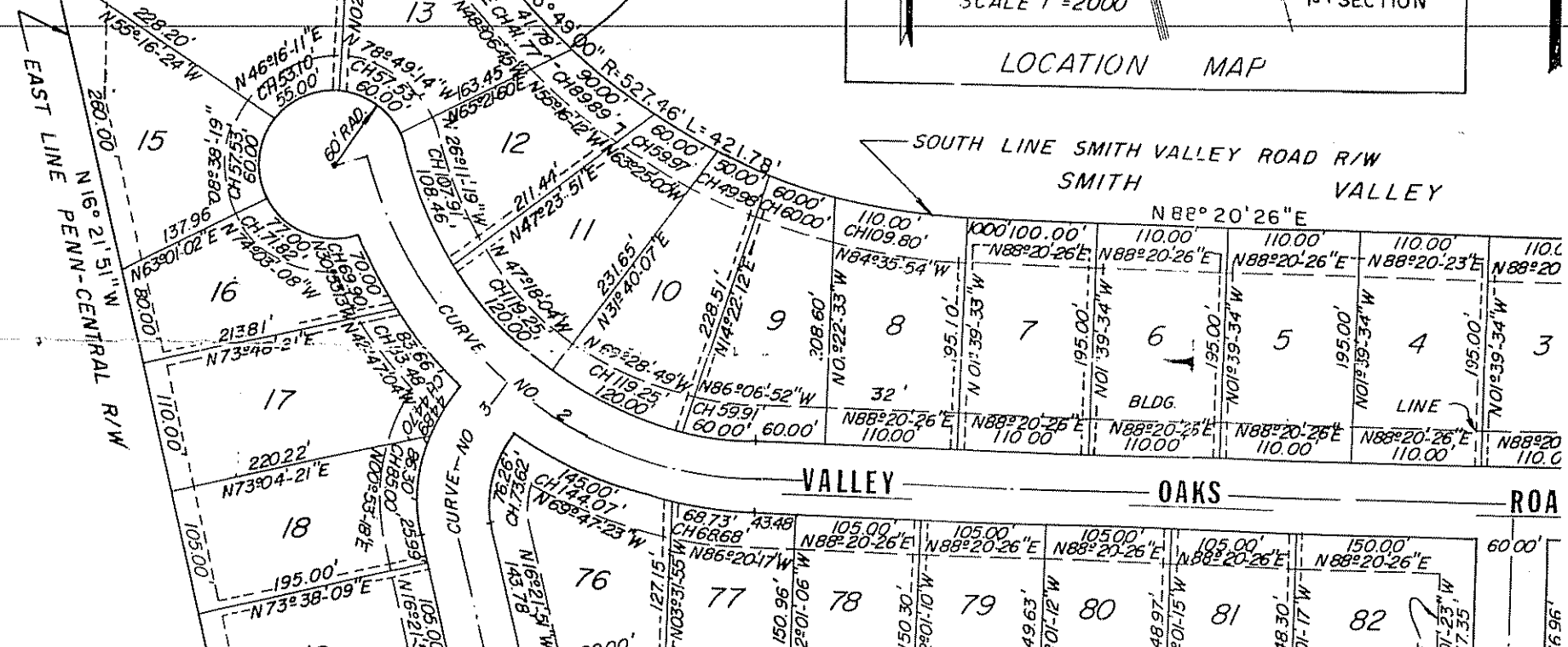
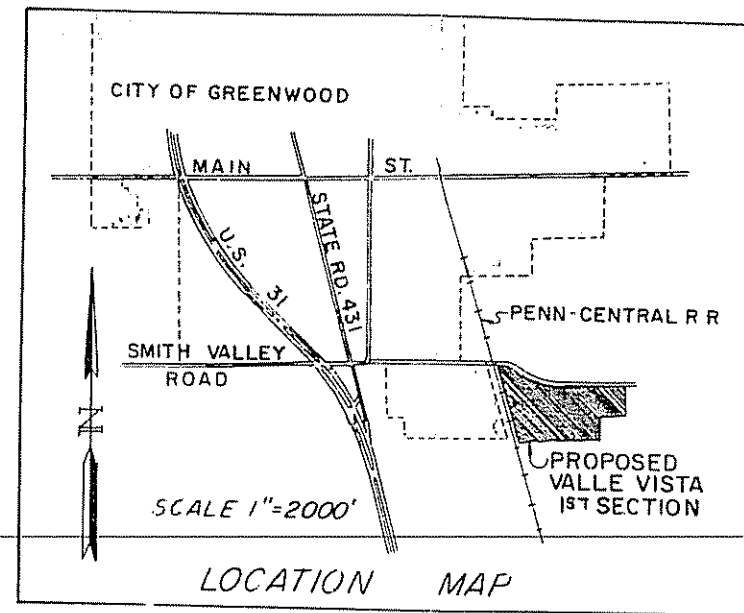
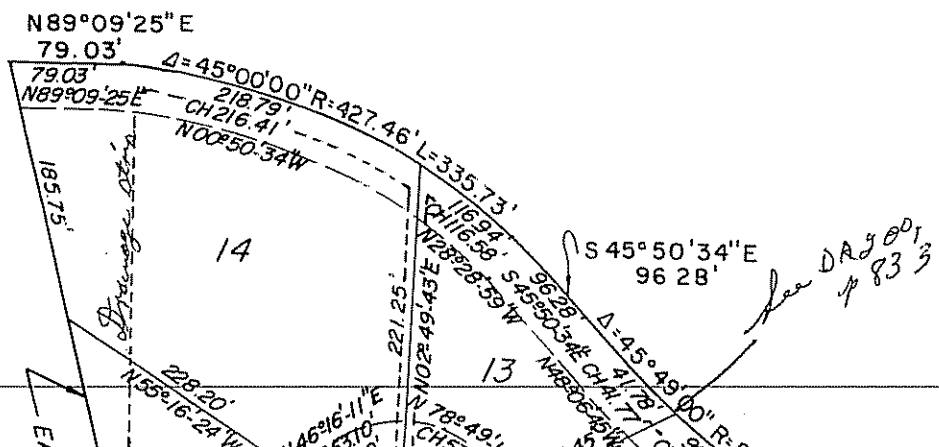


VALLE VISTA

FIRST SECTION

NEAR GREENWOOD, INDIANA



VALLEY OAKS ROAD

EAST LINE PENN-CENTRAL R/W

SOUTH LINE SMITH VALLEY ROAD R/W

SMITH VALLEY

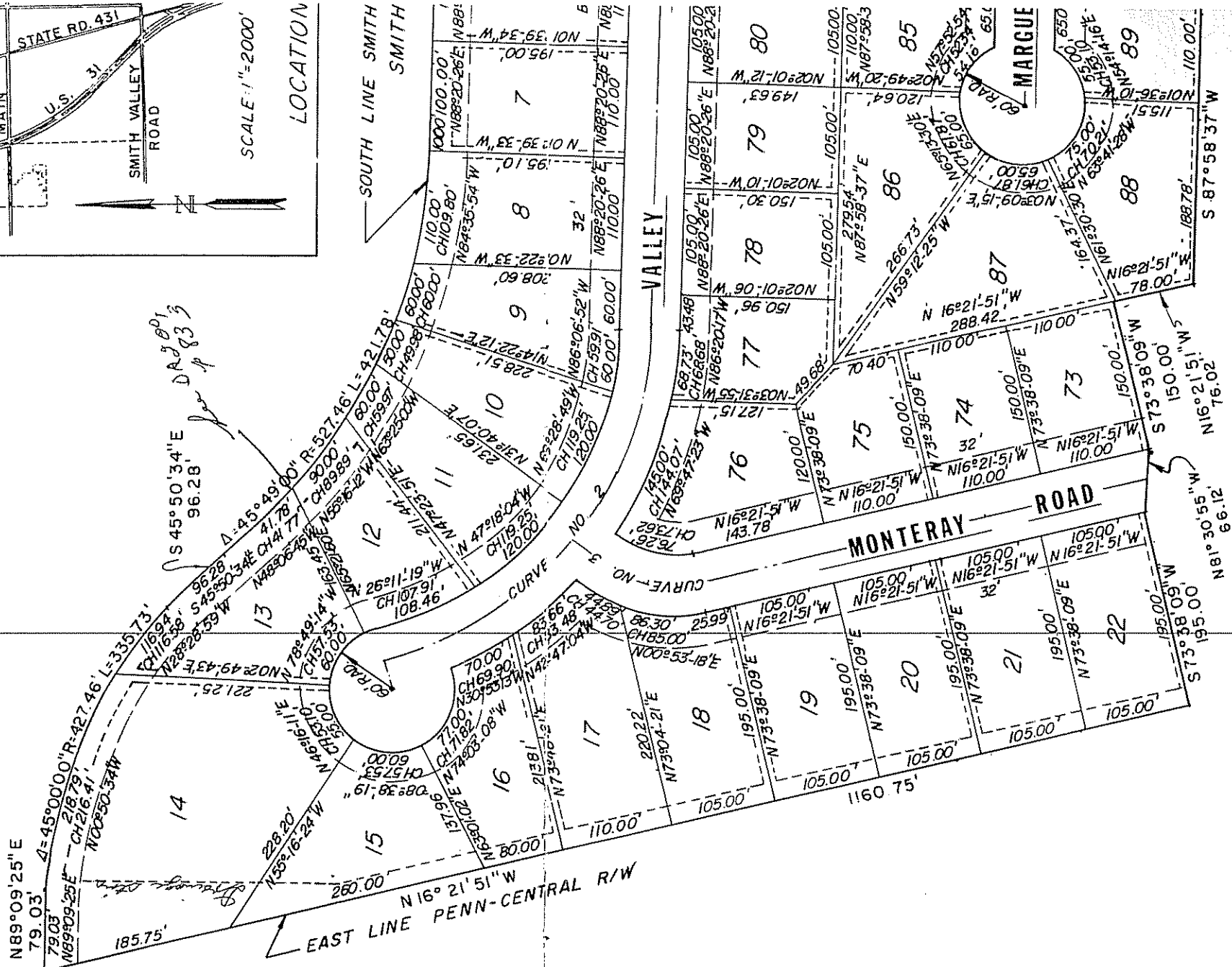
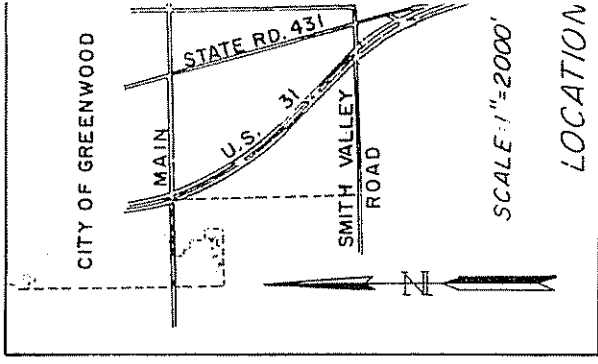
OAKS

ROAD

VALLE VISTA

FIRST SECTION

NEAR GREENWOOD, INDIANA



BEFORE ALL MEN BY THESE PRESENTS THAT JOHN CONTRACTING CO., INC., BY ITS DULY AUTHORIZED OFFICERS, ROBERT A. YEAGER, PRESIDENT, DISTRICT OF JOHNSON COUNTY, INDIANA,

PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS 426.44 FEET SOUTH OF A POINT 158.55 FEET WEST OF THE NORTH-EAST CORNER OF THE SAID HALF SECTION, SAID POINT BEING SOUTH 67 DEGREES 58 MINUTES 37 SECONDS WEST 177.75 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF SECTION, THENCE SOUTH 37 DEGREES 58 MINUTES 37 SECONDS WEST 355.00 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF SECTION, THENCE SOUTH 87 DEGREES 58 MINUTES 37 SECONDS WEST 305.76 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF SECTION, THENCE SOUTH 73 DEGREES 38 MINUTES 09 SECONDS WEST 195.00 FEET TO THE EAST RIGHT OF WAY LINE OF THE PENN-CENTRAL RAILROAD, THENCE TO THE 15 DEGREE POINT THENCE NORTH 89 DEGREES 09 MINUTES 25 SECONDS EAST 105.00 FEET TO A POINT ON THE EAST LINE OF THE SAID HALF SECTION, THENCE SOUTH 47° 46' 46\"/>

AMENDMENT

- TO -

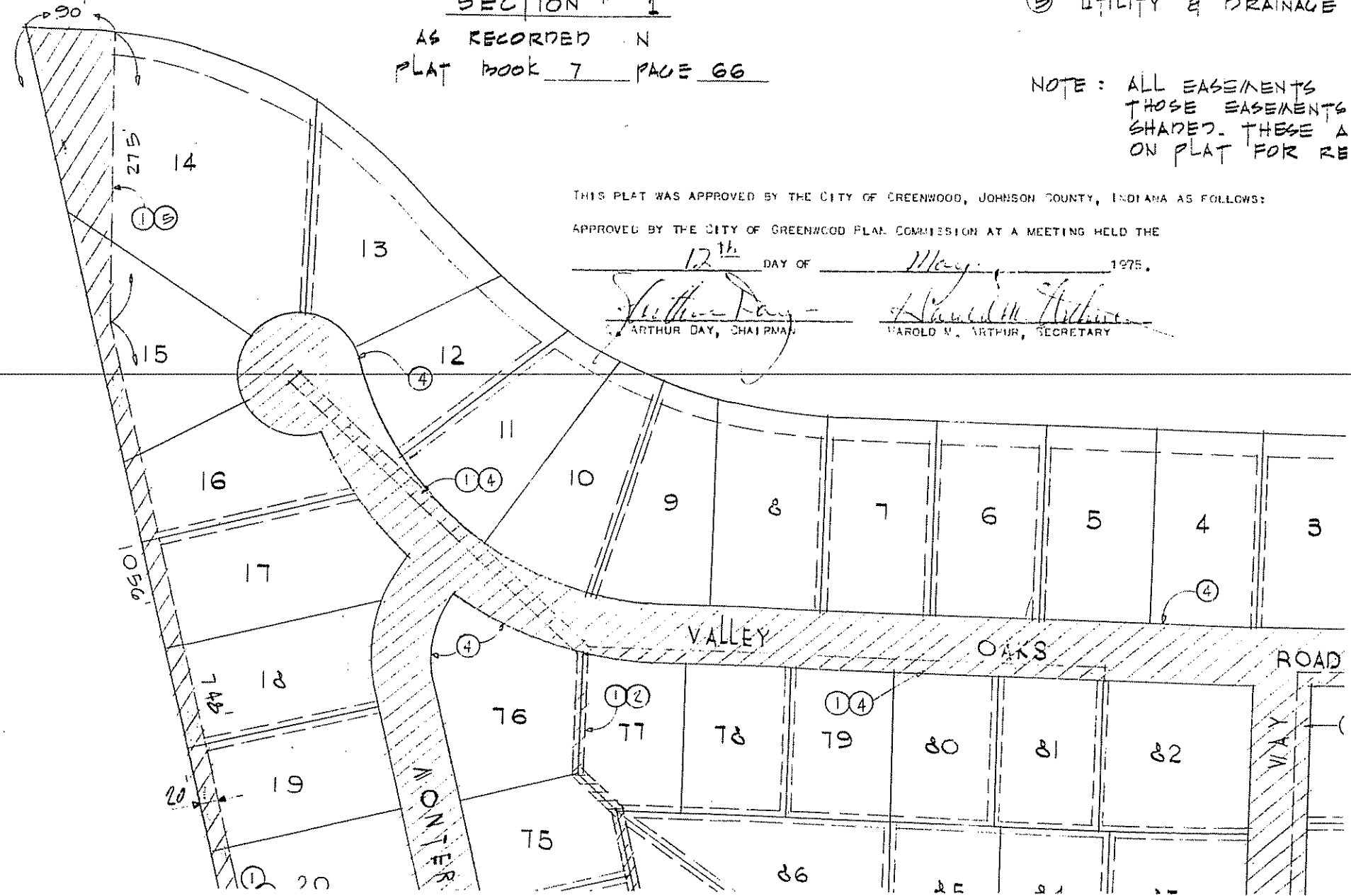
VALLEY VISTA

SECTION # 1

AS RECORDED IN
PLAT BOOK 7 PAGE 66

- ① SANITARY SEWER EAS
MAINTENANCE OF SAN. T.
- ② UTILITY AND DRAINAGE E
PURPOSE)
- ③ UTILITY & DRAINAGE I
- ④ DEDICATED STREET
- ⑤ UTILITY & DRAINAGE

NOTE: ALL EASEMENTS
THOSE EASEMENTS
SHADED. THESE A
ON PLAT FOR RE



THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE CITY OF GREENWOOD PLAT COMMISSION AT A MEETING HELD THE

12th DAY OF May, 1975.

Arthur Day
ARTHUR DAY, CHAIRMAN

Harold M. Arthur
HAROLD M. ARTHUR, SECRETARY

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④
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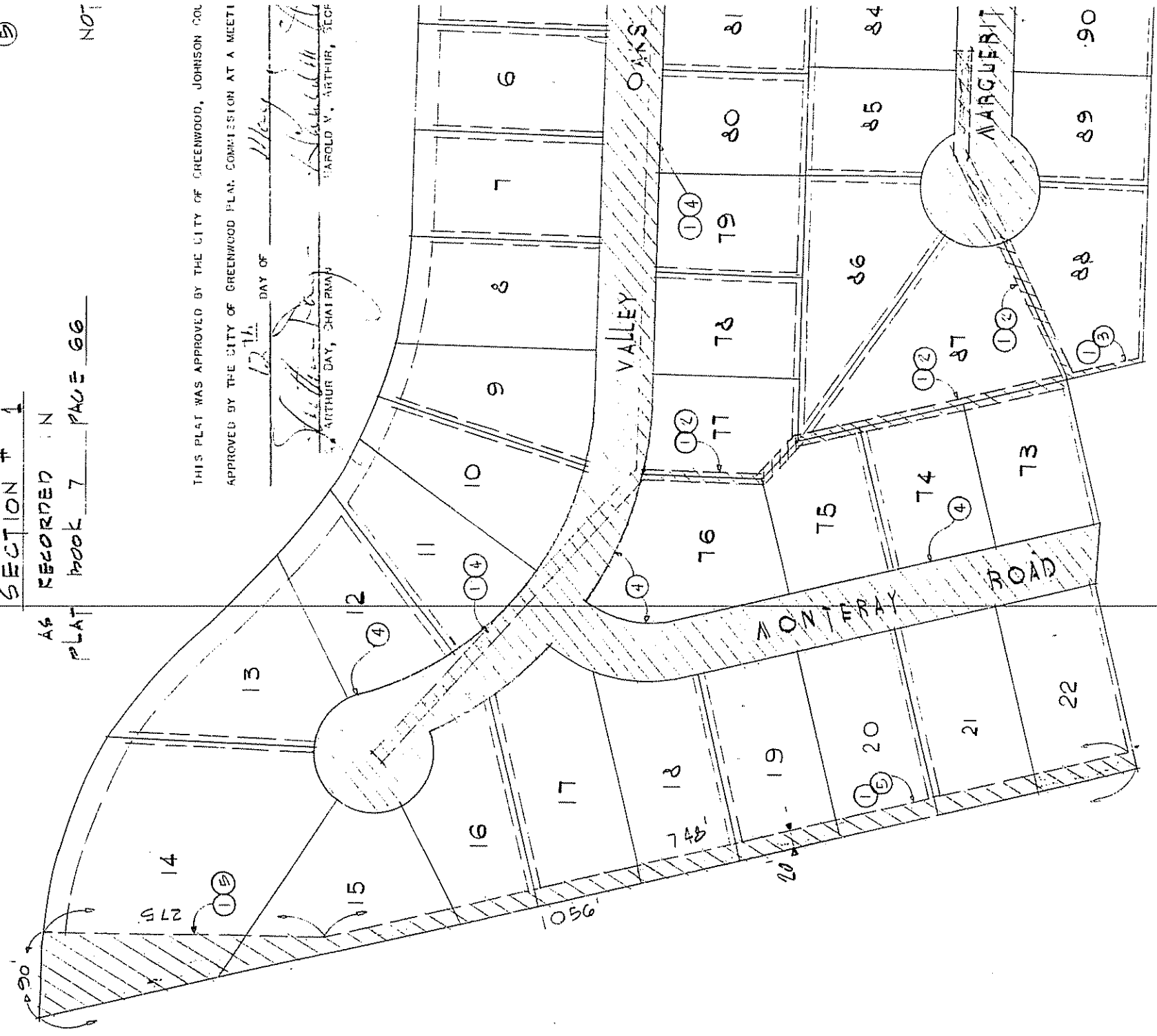
VALLE VISTA

SECTION # 1

AS RECORDED IN
PLAT BOOK 7 PAGE 66

THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD, JOHNSON CO. APPROVED BY THE CITY OF GREENWOOD PLAN. COMMISSION AT A MEETI

DAY OF 12th May 1975
Harold V. Arthur, Secy
HAROLD V. ARTHUR, SECY



ENTERED FOR TAXATION THIS _____ DAY OF _____ 1975 RECEIVED FOR RECORD 1
FEE _____ NO. 34907 1975, AND RE

PAGE NO. 17
FEE \$ 5.20
MARY ETTI

JUNE M. WOOD, AUDITOR JOHNSON COUNTY, INDIANA

THIS INSTRUMENT PREPARED BY ROBERT M. MURRAY

ON PLAT FOR RECORDING.

THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA AS FOLLOWS:

APPROVED BY THE CITY OF GREENWOOD PLAN COMMISSION AT A MEETING HELD THE

12th DAY OF May, 1975.

Arthur Day
ARTHUR DAY, CHAIRMAN

Harold V. Arthur
HAROLD V. ARTHUR, SECRETARY

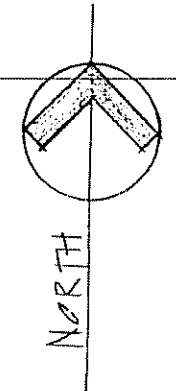
THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF WORKS OF THE CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA AT A MEETING HELD

ON THE _____ DAY OF _____ 1975.

John D. Boner
JOHN D. BONER, MAYOR

Roy W. McGuire
ROY W. MCGUIRE, MEMBER

Virgil Waltz
VIRGIL WALTZ, MEMBER



JOHNSON SUBURBAN UTILITIES, INC.
 SANITARY SEWER EASEMENTS
 VALLE VISTA - 1st SECTION
 GREENWOOD, INDIANA

1975 NO. 134007 RECEIVED FOR RECORD THIS 13 DAY OF _____ 1975. AND RECORDED IN PLAT BOOK 8

VALLE VISTA

First Section

Near Greenwood, Indiana

Know all men by these presents: That Yeager Contracting Co., Inc., by its duly authorized officers, Robert K. Yeager, President, and Virginia M. Yeager, Assistant Secretary, owner of the attached described real estate, hereby lay off, plat and subdivide said real estate in Johnson County, Indiana.

Part of the north half of Section 4, Township 13 north, range 4 east of the Second Principal Meridian described as follows: Beginning at a point that is 426.44 feet south of and 2807.68 feet west of the northeast corner of the said half section, said point being on the south right of way line of Smith Valley Road; thence South 02 degrees 01 minutes 23 seconds east 408.64 feet; thence south 87 degrees 58 minutes 37 seconds west 370.00 feet; thence south 2 degrees 01 minutes 23 seconds east 355.00 feet; thence south 87 degrees 58 minutes 37 seconds west 155.00 feet; thence north 82 degrees 33 minutes 41 seconds west 60.83 feet; thence south 87 degrees 58 minutes 37 seconds west 548.78 feet; thence north 16 degrees 21 minutes 51 seconds west 76.02 feet; thence south 73 degrees 38 minutes 09 seconds west 150.00 feet; thence north 81 degrees 30 minutes 55 seconds west 66.12 feet; thence south 73 degrees 38 minutes 09 seconds west 195.00 feet to the east right of way line of the Penn Central Railroad; thence north 16 degrees 21 minutes 51 seconds west on and along the said right of way line 1160.75 feet to the south right of way line of Smith Valley Road; thence North 89 degrees 09 minutes 25 seconds east on and along the said right of way line 79.03 feet to the beginning point of a tangent curve; thence southeasterly on and along the said right of way line of a curve to the right which has a radius of 427.46 feet and a central angle of 45 degrees 00 minutes and along the said right of way line 96.20 feet to the beginning point of a tangent curve; thence southeasterly on and along the said right of way line on a curve to the left which has a radius of 527.46 feet and a central angle of 45 degrees 49 minutes a curved distance of 421.78 feet; thence north 88 degrees 20 minutes 26 seconds east on and along the said right of way line 1016.88 feet to the place of beginning containing 28.535 acres, more or less, subject to all legal rights-of-way and easements.

This subdivision shall be known and designated as Valle Vista, First Section.

The streets, if not heretofore dedicated, are hereby dedicated to public use.

There are strips of ground marked "Utility and Drainage Strips" shown on the plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall take their titles subject to the easements hereby created, and subject to 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 or maintained on said "Utility and Drainage strips".

There are strips of ground marked drainage easement which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take their title subject to the easement hereby created and subject at all times to the proper authorities and the easements hereby created, and no permanent structure of any kind shall be built, erected or maintained on said drainage easements.

All lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land.

1. No lot 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 not to exceed two stories in height and a private garage for not more than three (3) cars.
2. 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 1100 square feet for a dwelling of more than one story.
3. No building shall be located on any lot nearer to the front lot line or nearer the side street line than the minimum building set-back lines as shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line, and the total side yard set-back (both sides) must be at least 25 feet. A 5-foot side yard set-back shall be required for an accessory building not exceeding 18 feet in height and if detached from the principal building, it shall be located at least as far back as the rear of the principal building. No building shall be erected closer than 25 feet to the rear lot line.

4. 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.
5. 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. The exterior surface of all buildings shall be of a material demonstrated to last at least 50 years.
6. 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 to advertise the property during the construction and sales period.
7. No oil drilling, oil development operations, oil refining, quarries 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 be erected, maintained or permitted on any lot. All gas and oil tanks must be concealed.
8. 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.
9. 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. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
10. No fence, wall, hedge or shrub planting which obstructs the sight lines at elevations between two and six feet above roadways 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 property line with the edge of a driveway pavement.
11. Each lot shall be kept in a neat and pleasing manner. Small bushes, shrubs or screen plantings between 4 feet and 10 feet above the ground shall not be permitted. It is the intention of this restriction to assure that all the lots and surrounding present a park-like appearance.
12. No individual water supply system or sewage disposal system shall be permitted on any lot.
13. 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.
14. Any motor vehicle which is inoperative and not being used for normal transportation shall not be permitted to remain on any lot.
15. The finished yard elevation at the house site on lots in this subdivision shall be not less than elevation U.S.G.S. Data.
16. These restrictions are hereby declared to be covenants running with the land and shall be binding on all parties and all persons claiming 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 any time following recordation, 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.
17. Enforcement shall be by proceedings at law or in equity against the person or persons violating or attempting to violate any covenants 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 hand and corporate seal this 10 day of September, 1973.

Yeager Contracting Company, Inc.

Robert K. Yeager, President

Virginia M. Yeager, Assistant Sec.