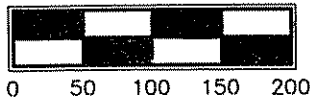
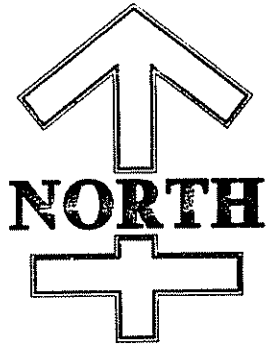


WATER'S EDGE - SECTION TWO

CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

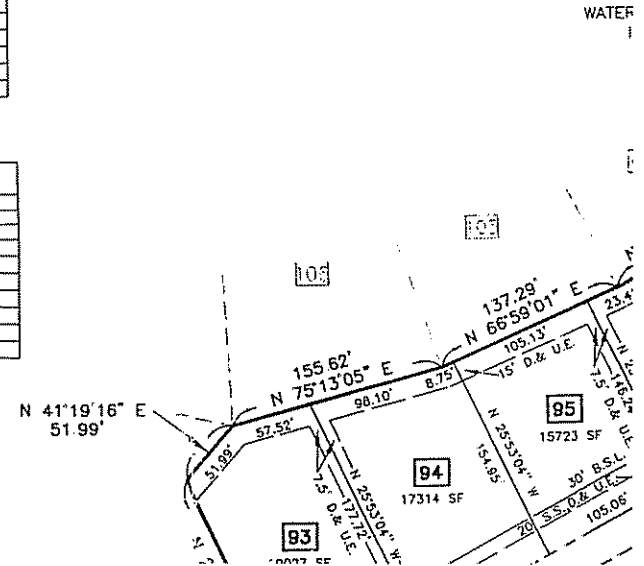
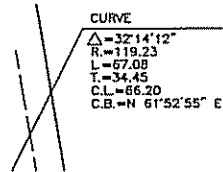
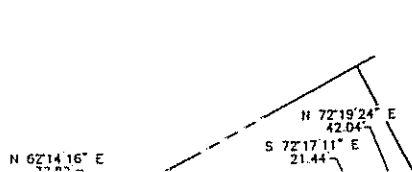


LEGEND :

- 10 LOT NUMBER
- 7201 S.F. LOT SQUARE FOOTAGE
- S.S., D. & U. E SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D. & U. E DRAINAGE AND UTILITY EASEMENT
- L. E LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- 17 LOT CURVE DATA
- CURVE "B" CENTERLINE CURVE DATA
 - CENTERLINE MONUMENT
 - CONCRETE MONUMENT
 - △ SECTION CORNER

LOT CURVE DATA							
NUMBER DELTA	RADIUS	LENGTH	TAN	CH. LEN.	CHD. BRG.		
1	00'24'49"	400.00	2.89	1.44	12.89	N 6°26'41"	E
2	14'49'10"	400.00	103.46	52.02	1103.17	N 70°03'40"	E
3	12'18'37"	400.00	85.94	43.14	65.78	N 83°37'34"	E
4	90°00'00"	20.00	31.42	20.00	28.28	N 44°46'52"	E
5	28°55'52"	250.00	126.24	64.49	124.90	N 14°41'04"	W
6	17°45'08"	250.00	77.46	39.04	77.15	N 58°01'34"	W
7	88°00'36"	20.00	30.72	19.32	27.79	S 89°05'35"	W
8	04°53'11"	1275.00	108.73	54.40	108.70	S 47°31'52"	W
9	05°02'57"	1225.00	107.95	54.01	107.92	N 44°02'02"	E
10	05°08'40"	1225.00	109.99	55.03	109.95	N 38°56'14"	E
11	02°06'04"	1225.00	44.92	22.46	44.92	N 35°18'52"	E
12	46°10'46"	50.00	40.30	21.32	39.22	N 11°10'27"	E
13	38°04'23"	55.00	36.55	18.98	35.88	N 07°07'16"	E
14	66°06'11"	55.00	63.45	35.79	59.99	N 59°12'33"	E
15	55°44'45"	55.00	53.51	29.09	51.43	S 59°52'00"	E
16	66°37'18"	55.00	63.95	36.14	60.41	S 01°19'02"	W
17	42°14'11"	55.00	40.54	21.24	39.63	S 55°44'47"	W
18	42°48'11"	50.00	37.35	19.60	36.49	S 55°27'47"	W
19	01°51'52"	1275.00	41.49	20.75	41.49	S 34°59'37"	W
20	05°10'46"	1275.00	115.26	57.67	115.22	S 38°30'56"	W
21	88°00'26"	20.00	30.72	19.32	27.79	S 02°53'54"	W
22	04°34'60"	300.00	24.00	12.01	23.99	S 44°36'37"	E
23	17°23'31"	300.00	91.06	45.88	90.71	S 33°37'22"	E
24	22°58'40"	300.00	120.31	60.98	119.51	S 13°26'17"	E
25	01°43'49"	300.00	9.06	4.53	9.06	S 01°05'02"	E
26	04°31'28"	125.00	9.87	4.94	9.87	S 02°28'52"	E
27	04°31'28"	175.00	13.82	6.91	13.82	S 02°28'52"	E
28	04°31'28"	125.00	9.87	4.94	9.87	N 02°28'52"	W
29	04°31'28"	175.00	13.82	6.91	13.82	N 02°28'52"	W
30	90°00'00"	20.00	31.42	20.00	28.28	N 45°13'08"	W
31	08°43'03"	350.00	53.25	26.68	53.20	S 85°25'20"	W
32	18°49'33"	350.00	115.00	58.02	114.48	S 71°39'03"	W
33	88°00'55"	20.00	30.72	19.32	27.79	S 18°13'48"	W
34	17°15'57"	352.89	106.28	53.55	105.88	S 34°24'38"	E
35	50°59'57"	50.00	44.51	23.85	43.05	S 68°32'34"	E
36	35°56'15"	55.00	34.50	17.84	33.93	S 76°04'25"	E
37	48°11'56"	55.00	47.23	25.18	45.79	S 33°30'20"	E
38	98°01'41"	55.00	95.06	64.43	83.66	S 40°36'28"	W
39	84°06'07"	55.00	80.73	49.61	73.68	N 47°49'38"	W
40	38°32'53"	50.00	34.51	17.98	33.83	N 25°33'01"	W
41	18°34'25"	402.69	130.54	65.85	129.97	N 36°02'16"	W
42	00°58'24"	402.69	6.84	3.42	6.84	N 26°15'51"	W
43	91°59'05"	20.00	32.11	20.71	28.77	N 71°46'12"	W
44	01°59'05"	175.00	6.06	3.03	6.06	S 63°13'49"	W
45	01°59'05"	125.00	4.33	2.17	4.33	N 63°13'49"	E

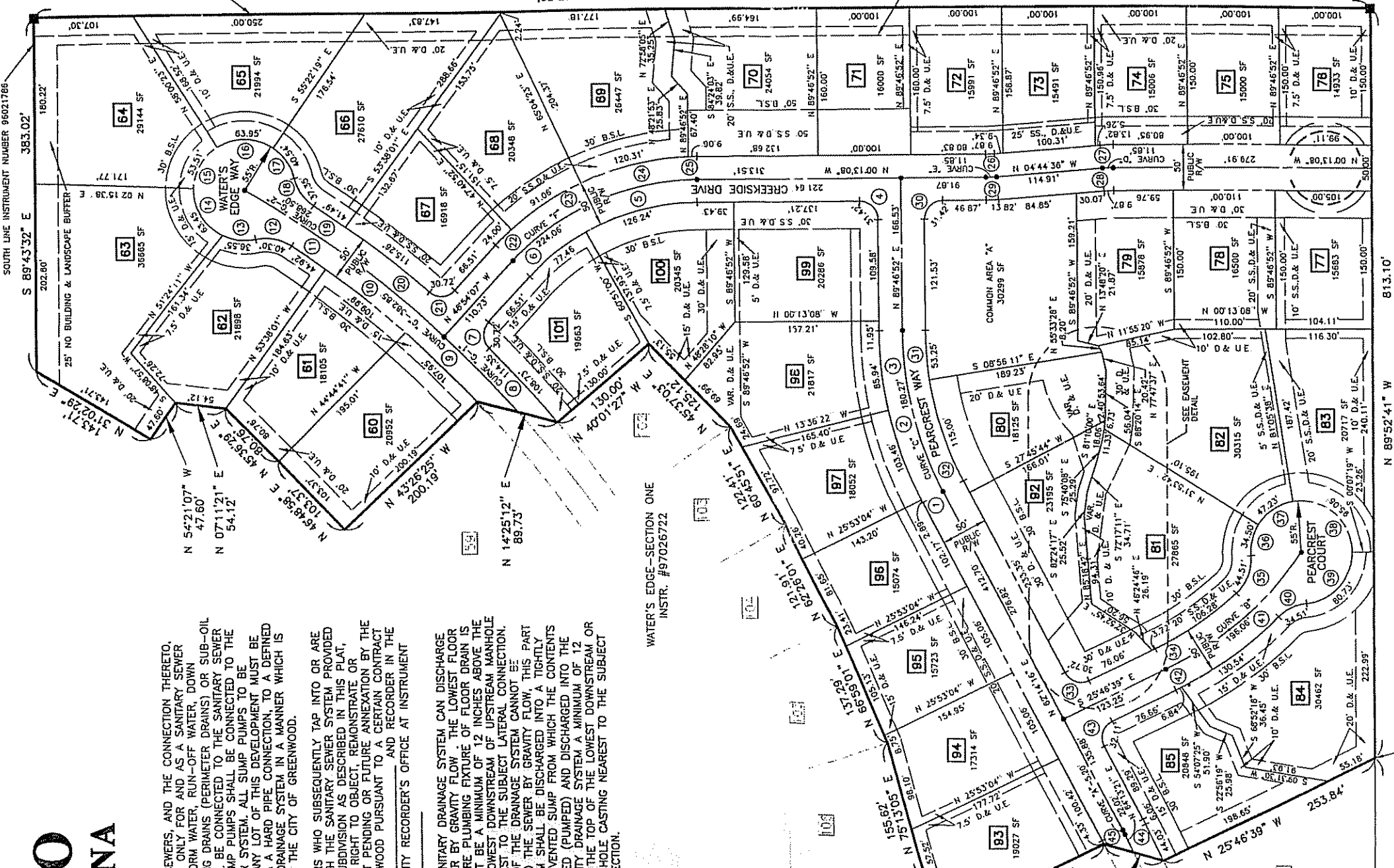
CENTERLINE CURVE DATA							
NUMBER DELTA	RADIUS	LENGTH	TAN	CH. LEN.	CHD. BRG.		
A	01°59'05"	135.00	5.20	2.60	5.20	N 63°13'45"	E
B	29°44'34"	377.69	188.06	100.29	193.87	S 40°38'56"	E
C	27°32'36"	375.00	180.27	91.91	178.54	N 76°00'34"	E
D	04°31'28"	150.00	11.85	5.93	11.84	N 02°28'52"	W
E	04°31'28"	150.00	11.85	5.93	11.84	N 02°28'52"	W
F	46°40'59"	275.00	224.06	116.67	217.92	N 23°33'38"	W
G	17°32'56"	1250.00	382.85	192.94	381.36	N 39°33'49"	E
G-1	05°14'29"	1250.00	114.35	57.22	114.31	N 45°43'02"	E
G-2	12°18'26"	1250.00	268.50	134.77	267.99	N 36°56'35"	E



1. 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-OIL DRAINAGE SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. NO SUMP PUMPS SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM. ALL 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.
2. ALL LOT OWNERS WHO SUBSEQUENTLY TAP INTO OR ARE CONNECTED WITH THE SANITARY SEWER SYSTEM PROVIDED FOR IN THIS SUBDIVISION AS DESCRIBED IN THIS PLAT, RELEASE THEIR RIGHT TO OBJECT, REMONSTRATE OR APPEAL AGAINST PENDING OR FUTURE ANNEXATION BY THE CITY OF GREENWOOD PURSUANT TO A CERTAIN CONTRACT DATED _____ AND RECORDER IN THE JOHNSON COUNTY RECORDER'S OFFICE AT INSTRUMENT NO. _____
3. WHERE THE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE PLUMBING FIXTURE OF FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OF UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION WHERE PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW. THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE CONTENTS SHALL BE LIFTED (PUMPED) AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

9906.026

SOUTH LINE INSTRUMENT NUMBER 96021786
S 89°43'32" E 383.02'
202.80'
25' NO BUILDING & LANDSCAPE BUFFER
171.77'
107.30'
250.00'
147.83'
1447.30'
EAST LINE NW 1/4 SEC 15-113N-R3E



NA

SEWERS, AND THE CONNECTION THERETO.
ONLY FOR AND AS A SANITARY SEWER
DRM WATER, RUN-OFF WATER, DOWN
IG DRAINS (PERIMETER DRAINS) OR SUB-OIL
BE CONNECTED TO THE SANITARY SEWER
MP PUMPS SHALL BE CONNECTED TO THE
SYSTEM. ALL SUMP PUMPS TO BE
NY LOT OF THIS DEVELOPMENT MUST BE
A HARD PIPE CONNECTION, TO A DEFINED
DRAINAGE SYSTEM IN A MANNER WHICH IS
THE CITY OF GREENWOOD.

IS WHO SUBSEQUENTLY TAP INTO OR ARE
H THE SANITARY SEWER SYSTEM PROVIDED
DIVISION AS DESCRIBED IN THIS PLAT,
RIGHT TO OBJECT, REMONSTRATE OR
PENDING OR FUTURE ANNEXATION BY THE
WOOD PURSUANT TO A CERTAIN CONTRACT
AND RECORDER IN THE
ITY RECORDER'S OFFICE AT INSTRUMENT

NITARY DRAINAGE SYSTEM CAN DISCHARGE
R BY GRAVITY FLOW. THE LOWEST FLOOR
RE PLUMBING FIXTURE OF FLOOR DRAIN IS
T BE A MINIMUM OF 12 INCHES ABOVE THE
WEST DOWNSTREAM OF UPSTREAM MANHOLE
ST TO THE SUBJECT LATERAL CONNECTION.
IF THE DRAINAGE SYSTEM CANNOT BE
THE SEWER BY GRAVITY FLOW, THIS PART
4 SHALL BE DISCHARGED INTO A TIGHTLY
VENTED SUMP FROM WHICH THE CONTENTS
ED (PUMPED) AND DISCHARGED INTO THE
ITY DRAINAGE SYSTEM A MINIMUM OF 12
THE TOP OF THE LOWEST DOWNSTREAM OR
HOLE CASTING NEAREST TO THE SUBJECT
SECTION.

WATER'S EDGE-SECTION ONE
INSTR. #87026722

GOLDEN GROVE-SECTION TWO
30' NO BUILDING & LANDSCAPE BUFFER PER
AGREEMENT BETWEEN GOLDEN GROVE HOME
OWNERS AND WATER'S EDGE DEVELOPMENT

N 89°52'41" W 813.10'

P.O.B.

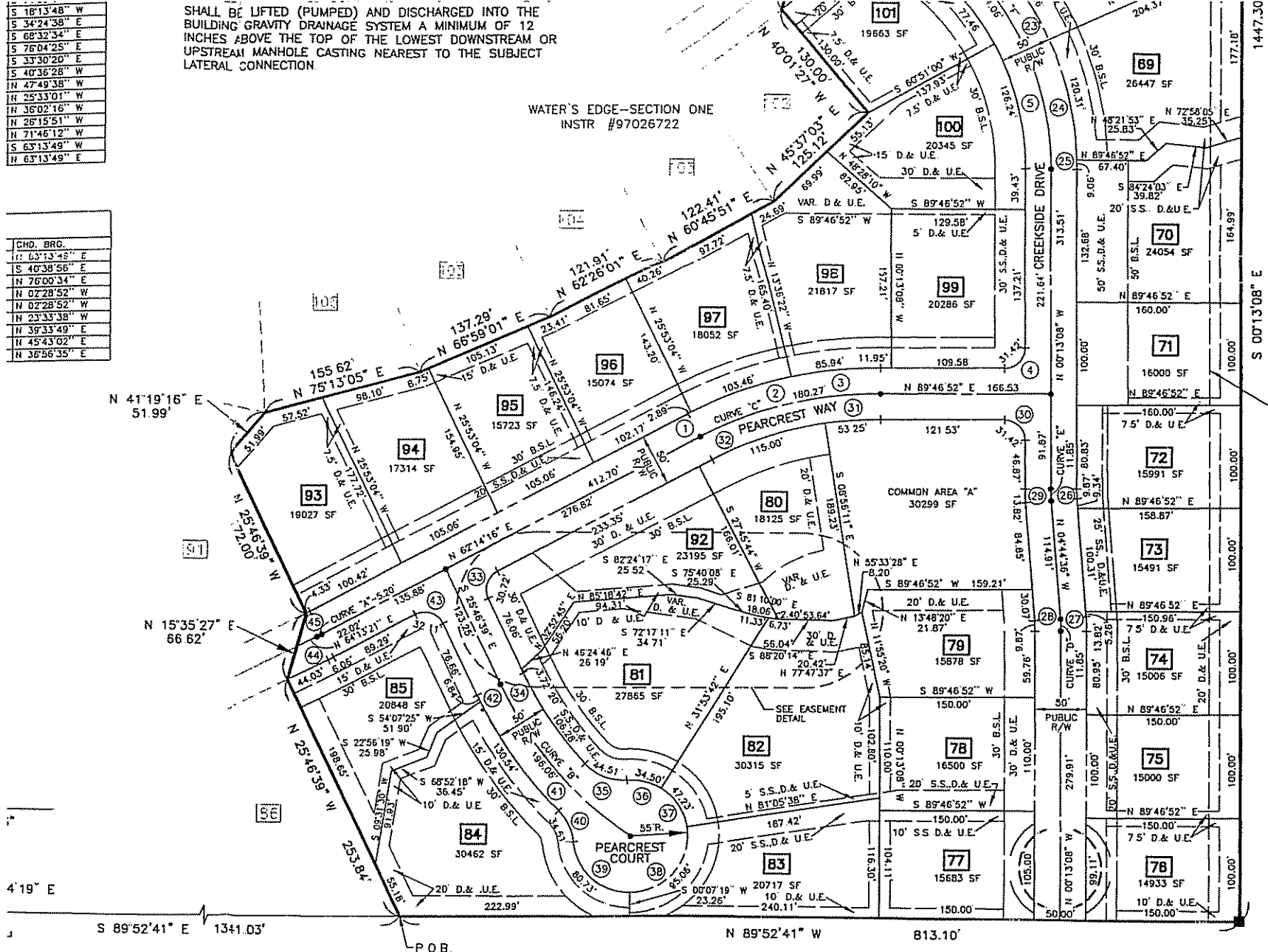
S 18°13'48" W
S 34°24'38" E
S 68°32'34" E
S 76°04'25" E
S 33°30'20" E
S 40°36'28" W
N 47°49'38" W
N 25°33'01" W
N 36°02'16" W
N 26°15'51" W
N 71°46'12" W
S 63°13'49" W
N 63°13'49" E

SHALL BE LIFTED (PUMPED) AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

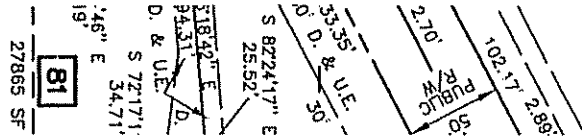
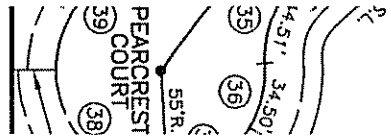
CHD. BRG.
S 63°13'49" E
S 40°38'58" E
N 76°00'34" E
N 07°28'52" W
N 07°28'52" W
N 23°33'38" W
N 39°33'49" E
N 45°43'02" E
N 36°56'35" E

WATER'S EDGE-SECTION ONE
INSTR #97026722

GOLDEN GROVE-SECTION TWO



30' NO BUILDING & LANDSCAPE BUFFER PER AGREEMENT BETWEEN GOLDEN GROVE HOME OWNERS AND WATER'S EDGE DEVELOPMENT



AGE-SECTIC
#9702672

N 14°25'
89.7'

59



I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I DO HEREBY FURTHER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING DESCRIBED REAL ESTATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN DRAWN PLAT, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE DESCRIBED AS FOLLOWS:

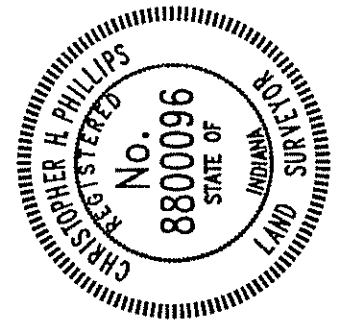
PART OF THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 1888.92 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS EAST 50.00 FEET TO THE SOUTHWEST CORNER OF WATER'S EDGE SECTION ONE, THE PLAT OF WHICH IS RECORDED AS INSTRUMENT NUMBER 97026722 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THE NEXT 23 COURSES FOLLOW THE SOUTHERLY AND EASTERLY LINE OF SAID WATER'S EDGE SECTION ONE; 1) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 49.90 FEET; 2) THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 137.27 FEET TO A CURVE CONCAVE SOUTHERLY THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 300.00 FEET; 3) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18 DEGREES 00 MINUTES 00 SECONDS EAST 107.15 FEET; 5) THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 101.92 FEET; 6) THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS EAST 52.54 FEET; 7) THENCE SOUTH 18 DEGREES 00 MINUTES 00 SECONDS WEST 117.22 FEET TO A NON-TANGENT CURVE CONCAVE NORTHERLY THE RADIUS POINT OF SAID CURVE BEARS NORTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 300.00 FEET; 8) THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 37 MINUTES 03 SECONDS EAST 71.30 FEET; 9) THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 115.37 FEET; 10) THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS EAST 120.00 FEET; 11) THENCE SOUTH 89 DEGREES 52 MINUTES 41 SECONDS EAST 1341.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; 12) THENCE NORTH 25 DEGREES 46 MINUTES 39 SECONDS WEST 253.84 FEET; 13) THENCE NORTH 15 DEGREES 35 MINUTES 27 SECONDS EAST 66.62 FEET; 14) THENCE NORTH 25 DEGREES 46 MINUTES 39 SECONDS WEST 172.00 FEET; 15) THENCE NORTH 41 DEGREES 19 MINUTES 16 SECONDS EAST 51.99 FEET; 16) THENCE NORTH 75 DEGREES 13 MINUTES 05 SECONDS EAST 155.62 FEET; 17) THENCE NORTH 66 DEGREES 59 MINUTES 01 SECONDS EAST 137.29 FEET; 18) THENCE NORTH 62 DEGREES 216 MINUTES 01 SECONDS EAST 121.91 FEET; 21) THENCE NORTH 60 DEGREES 45 MINUTES 51 SECONDS EAST 122.41 FEET; 20) THENCE NORTH 45 DEGREES 37 MINUTES 03 SECONDS EAST 125.12 FEET; 21) THENCE NORTH 40 DEGREES 01 MINUTES 27 SECONDS WEST 130.00 FEET; 22) THENCE NORTH 14 DEGREES 25 MINUTES 12 SECONDS EAST 89.73 FEET; 23) THENCE NORTH 43 DEGREES 26 MINUTES 25 SECONDS WEST 200.19 FEET; THENCE NORTH 46 DEGREES 48 MINUTES 58 SECONDS EAST 103.37 FEET; THENCE NORTH 45 DEGREES 36 MINUTES 29 SECONDS EAST 80.76 FEET; THENCE NORTH 07 DEGREES 11 MINUTES 21 SECONDS EAST 54.12 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 07 SECONDS WEST 47.60 FEET; THENCE NORTH 31 DEGREES 08 MINUTES 29 SECONDS EAST 143.71 FEET TO THE SOUTH LINE OF LAND RECORDED IN INSTRUMENT NUMBER 96021786IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 89 DEGREES 43 MINUTES 32 SECONDS EAST ALONG LAST SAID SOUTH LINE 383.02 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 13 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHWEST AND SOUTHWEST QUARTERS 1447.30 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 41 SECONDS WEST 813.10 FEET TO THE POINT OF BEGINNING CONTAINING 20.9652 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS THIRTY-SIX (36) LOTS NUMBERED SIXTY (60) THROUGH EIGHTY-FIVE (85) AND NINETY-TWO (92) THROUGH ONE HUNDRED ONE (101) AS SHOWN WITH STREETS AND EASEMENTS ON THE ABOVE PLAT.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ 199_



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

ED, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR, INFLUENCE WITH THE LAWS OF THE STATE OF INDIANA, I HER CERTIFY THAT I HAVE SUBDIVIDED THE FOLLOWING STATE INTO BLOCKS AND LOTS AS SHOWN ON THE HEREIN THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE AND Y REPRESENTS THE SUBDIVISION OF THE HEREIN AL ESTATE DESCRIBED AS FOLLOWS:

WEST AND NORTHWEST QUARTER OF SECTION 15, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED

SOUTH-WEST QUARTER OF SAID QUARTER SECTION; EGRES 00 MINUTES 00 SECONDS EAST (ASSUMED WEST LINE OF SAID QUARTER SECTION 1888.92 89 DEGREES 52 MINUTES 41 SECONDS EAST 50.00 WEST CORNER OF WATER'S EDGE SECTION ONE. THE RECORD AS INSTRUMENT NUMBER 97026722 IN THE RECORD OF JOHNSON COUNTY, INDIANA. THE FOLLOW THE SOUTHERLY AND EASTERLY LINE OF SAID N ONE; 1) THENCE SOUTH 00 DEGREES 00 WEST 49.90 FEET; 2) THENCE NORTH 90 DEGREES 00 WEST 137.27 FEET TO A CURVE CONCAVE WEST 00 SECONDS EAST BEARS SOUTH 00 DEGREES 00 SECONDS EAST 300.00 FEET; 3) THENCE SAID CURVE THROUGH A CENTRAL ANGLE OF 18 00 SECONDS 84.25 FEET; 4) THENCE SOUTH 72 00 SECONDS EAST 107.15 FEET; 5) THENCE SOUTH 00 SECONDS EAST 101.92 FEET; 6) DEGREES 52 MINUTES 41 SECONDS EAST 52.54 FEET; 7) CURVE CONCAVE NORTHERLY THE RADIUS BEARS NORTH 18 DEGREES 00 MINUTES 00 FEET; 8) THENCE SOUTHEASTERLY ALONG SAID CENTRAL ANGLE OF 15 DEGREES 37 MINUTES 03 FEET; 9) THENCE SOUTH 89 DEGREES 52 MINUTES 50 FEET; 10) THENCE NORTH 00 DEGREES 00 EAST 120.00 FEET; 11) THENCE SOUTH 89 00 SECONDS EAST 1341.03 FEET TO THE POINT DESCRIBED TRACT; 12) THENCE NORTH 25 00 SECONDS WEST 253.84 FEET; 13) THENCE NORTH 27 SECONDS EAST 66.62 FEET; 14) DEGREES 46 MINUTES 39 SECONDS WEST 172.00 FEET; 15) THENCE NORTH 16 SECONDS EAST 75 DEGREES 13 MINUTES 05 SECONDS THENCE NORTH 66 DEGREES 59 MINUTES 01 FEET; 16) THENCE NORTH 62 DEGREES 21 00 SECONDS EAST 122.41 FEET; 20) THENCE NORTH 03 SECONDS EAST 125.12 FEET; 21) THENCE NORTH 27 SECONDS WEST 130.00 FEET; 22) THENCE NORTH 12 SECONDS EAST 43 DEGREES 26 MINUTES 25 SECONDS WEST 46 DEGREES 48 MINUTES 58 SECONDS THENCE NORTH 45 DEGREES 36 MINUTES 11 FEET; THENCE NORTH 07 DEGREES 11 MINUTES 54 FEET; THENCE NORTH 54 DEGREES 21 MINUTES 31 DEGREES 02 FEET; THENCE NORTH 31 DEGREES 02 143.71 FEET TO THE SOUTH LINE OF LAND NUMBER 96021786IN THE OFFICE OF SAID SURVEYOR; 23) THENCE SOUTH 32 SECONDS EAST 383.02 FEET TO THE EAST LINE OF THE WEST LINE OF SAID NORTHWEST AND NORTHWEST AND 47.30 FEET; THENCE NORTH 89 DEGREES 52 00 SECONDS EAST 813.10 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SUBJECT TO ALL PERTINENT EASEMENTS, AND RESTRICTIONS.

THIRTY-SIX (36) LOTS NUMBERED SIXTY (60) AND NINETY-TWO (92) THROUGH ONE HUNDRED AND FORTY (140) LOTS AND EASEMENTS ON THE ABOVE PLAT.

HEREON WILL EXIST, AND THEIR LOCATION, SHALL BE ACCURATELY SHOWN. THE SIZE OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING THEREOF.

THIS DAY OF 199.

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

WE, THE UNDERSIGNED, WATER'S EDGE DEVELOPMENT, L.L.C., OWNERS OF THE REAL ESTATE SHOWN AN DESCRIBED, HEREBY MAKE PLAT, SUBDIVIDE AND LAYOFF SAID CERTIFIED REAL ESTATE INTO LOTS AND STREETS IN ACCORDANCE WITH THIS CERTIFIED PLAT, AND THAT THE STREETS AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO PUBLIC USE AND THAT ALL OF THE LOTS CONTAINED IN THIS PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS, SAID RESTRICTIONS SHALL BE CONSIDERED AND HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND, WHICH SAID RESTRICTIVE COVENANTS ARE AS FOLLOWS:

- 1. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS WATER'S EDGE, SECTION TWO, IN JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.
- 2. THE STREETS AND RIGHTS OF WAYS SHOWN HEREON, SUBJECT TO CONSTRUCTION STANDARDS AND ACCEPTANCE, ARE HEREBY DEDICATED TO THE PUBLIC USE, TO BE OWNED AND MAINTAINED BY THE JOHNSON COUNTY, INDIANA, HIGHWAY DEPARTMENT.
- 3. 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, THEIR SUCCESSORS AND ASSIGNS SHALL COMPLY WITH THE INDIANA DRAINAGE CODE OF 1965.
- 4. DRAINAGE SWALES OR DITCHES ALONG DEDICATED ROADWAYS AND WITHIN RIGHTS OF WAY ARE NOT TO BE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE JOHNSON COUNTY HIGHWAY DEPARTMENT. PROPERTY OWNERS FROM THE JOHNSON COUNTY HIGHWAY DEPARTMENT, GRASSWAYS OR OTHER NON-ERODING SURFACES, WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS OR DITCHES WILL NOT BE DAMAGED BY OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE JOHNSON COUNTY HIGHWAY DEPARTMENT.
- 5. THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "SANITARY SEWER, DRAINAGE AND UTILITY EASEMENTS" (S.S., D.& U.E.), "DRAINAGE AND UTILITY EASEMENTS" (D.& U.E.) AND UTILITY EASEMENT (U.E.) SHOWN ON THE PLAT WHICH ARE HEREBY RESERVED FOR PUBLIC UTILITIES AND THE "WATER'S EDGE HOMEOWNERS ASSOCIATION" FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES, WIRES AND DRAINAGE FACILITIES, 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. THE DRAINAGE FACILITIES WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE "WATER'S EDGE HOMEOWNERS ASSOCIATION" AS DETAILED IN THE DECLARATION OF COVENANTS, CONNECTIONS AND RESTRICTIONS FOR WATER'S EDGE. THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE HOMEOWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS. THE COSTS AND EXPENSE OF SUCH MAINTENANCE SHALL BE ASSESSED AS A PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION. SUMP PUMPS, GRAVITY DRAINS AND OTHER DRAINS SERVING INDIVIDUAL RESIDENCES ON LOTS SHALL OUTFALL ONLY INTO DRAINAGE SWALES INCLUDED IN THE STORM DRAINAGE SYSTEM FOR THE SUBDIVISION.

- 6. DEFINITIONS (A) SIDELINE - 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 LOT 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 SETBACKS SHALL BE AS SET FORTH UPON THIS PLAT. (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 SETBACKLINE SHALL NOT BE LESS THAN AN AGGREGATE OF TWENTY (20) FEET, HOWEVER, NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET FROM THE SIDE LINES OF THE LOT. (F) REAR YARDS - REAR YARD SETBACKS SHALL BE AT LEAST TWENTY (20) FEET FROM THE REAR LOT LINE.

7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN 2.5 FEET AND 8 FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 35 FEET FROM THE INTERSECTION OF SAID STREET LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED.

SECTION TWO JOHNSON COUNTY, INDIANA

8. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET OF THE INTERSECTION OF A STREET RIGHT OF WAY LINE WITH THE EDGE OF THE DRIVEWAY PAVEMENT OR ALLEY LINE. NO PORTION OF A PRIVATE DRIVEWAY FOR A CORNER LOT SHALL BE PERMITTED ON DEDICATED RIGHTS OF WAY WITHIN 70 FEET OF THE CENTERLINE INTERSECTIONS OF STREETS ADJACENT TO THE CORNER LOT.

8. ALL LANDS IN THE SUBDIVISION AND THE USE OF THE LANDS IN THIS SUBDIVISION BY THE PRESENT AND FUTURE OWNERS OR OCCUPANTS SHALL BE SUBJECT TO THE "DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS" FOR WALNUT WOODS RECORDED IN MISCELLANEOUS RECORD AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, AND SHALL RUN WITH THE LAND.

10. THE FOREGOING COVENANTS AND RESTRICTIONS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 2020, AT WHICH TIME SAID COVENANTS AND RESTRICTIONS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE TEN YEAR PERIODS, UNLESS BY A MAJORITY VOTE OF THE THEN CURRENT OWNERS OF THE LOTS, IT IS AGREED TO CHANGE SUCH COVENANTS AND RESTRICTIONS IN WHOLE OR IN PART.

11. 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 JUDGEMENT OR COURT ORDER SHALL IN NO WISE AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

12. INVALIDATION OF ANY ONE OF THESE COVENANTS OR RESTRICTIONS BY JUDGEMENT OR A COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

13. 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 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.

14. ALL LOT OWNERS WHO SUBSEQUENTLY TAP INTO OR ARE CONNECTED WITH THE SANITARY SEWER SYSTEM PROVIDED FOR THIS SUBDIVISION AS DESCRIBED IN THIS PLAT, RELEASE THEIR RIGHT TO OBJECT, REMONSTRATE OR APPEAL AGAINST PENDING OR FUTURE ANNEXXATION BY THE CITY OF GREENWOOD PURSUANT TO A CERTAIN CONTRACT DATED _____ 1998 AND RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

15. WHERE THE SANITARY DRAINAGE SYSTEM CAN BE DISCHARGED INTO THE SEWER 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 PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW, THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE CONTENTS SHALL BE LIFTED (PUMPED) AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

IN WITNESS WHEREOF, RALPH ALLEN, MANAGING MEMBER, WATER'S EDGE DEVELOPMENT, L.L.C., HAS CAUSED THE EXECUTION OF THE FOREGOING COVENANTS ON THIS 18th DAY OF MARCH, 1999.

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:
_____)
WATER'S EDGE DEVELOPMENT, L.L.C.) MANAGING MEMBER

I, KENNETH E. ZUMSTEIN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT RALPH ALLEN, GENERAL PARTNER OF WALNUT WOODS DEVELOPMENT, L.L.C., ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT FOR AND IN BEHALF OF SAID VENTURE ABOVE CERTIFICATE APPEARS BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGES THAT HE SIGNED HIS ABOVE CERTIFICATE AS HIS OWN FREE AND VOLUNTARY ACT AND DEED DEED FOR THE USES AND PURPOSES HEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 18th DAY OF MARCH, 1999.



KENNETH E. ZUMSTEIN
RESIDENT OF JOHNSON COUNTY
MY COMMISSION EXPIRES: AUGUST 4, 2001

THE PRIMARY PLAT WAS RECOMMENDED FOR COUNTY PLAN COMMISSION ON THE _____ DAY (

JOHNSON COUNTY PLAN DIRECTOR _____

RONALD EASTBURN, CHAIRMAN _____

RICK CHASE _____

THE SUBDIVISION PLANS FOR THIS PROJECT W JOHNSON COUNTY DRAINAGE BOARD ON _____

BE IT RESOLVED BY THE BOARD OF COMMISSIK INDIANA, THAT THE DEDICATION SHOWN ON THIS PLAT AND ACCEPTED THIS _____ DAY OF _____

JOSEPH DEHART _____

WILLIAM WALKER _____

THE JOHNSON COUNTY COMMISSIONERS DO NOT ENFORCE

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE D SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT AND ACCEPTED THIS _____ DAY OF _____

CHARLES E. HENDERSON _____
MAYOR

WARREN E. BEVILLE _____
MEMBER

KEVIN A. HOOVER _____
MEMBER

ATTEST: _____
GENEVEVE WORSHAM
CLERK TREASURER

RECEIVED BY THE JOHNSON COUNTY ASSESSOR: _____

MARLA A. HASH, COUNTY ASSESSOR _____

ENTERED FOR TAXATION THIS _____ DAY OF _____

DEBORAH A. SHUTTA, AUDITOR
JOHNSON COUNTY, INDIANA

INSTRUMENT NO. _____

RECEIVED FOR RECORD THIS _____ DAY OF _____

AT _____ M. AND RECORDED IN PLAT CABINET _____

JEAN HARMON, RECORDER
JOHNSON COUNTY, INDIANA