

WATER'S EDGE - SECTION TWO "B"

CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA

I CERTIFY THAT I AM A LAND SURVEYOR, THE LAWS OF THE STATE OF INDIANA, THAT I HAVE SUBMITTED THE FOLLOWING BOOKS AND LOTS AS SHOWN ON THE HEREIN AT, TO THE BEST OF MY KNOWLEDGE AND THE SUBDIVISION OF THE DESCRIBED AS FOLLOWS:

NORTHWEST QUARTER OF SECTION 15, EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

CORNER OF SAID SOUTHWEST QUARTER REELS 00 MINUTES 00 SECONDS EAST WEST LINE OF SAID QUARTER SECTION 15 CORNER OF WATER'S EDGE SECTION ONE D IN INSTRUMENT NUMBER 97026722 IN JOHNSON COUNTY, INDIANA, THE NEXT NORTHERLY AND WESTERLY LINE OF SAID SECTION CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 22 MINUTES 41 SECONDS NORTH 00 DEGREES 13 MINUTES 10 SECONDS WEST TO THE SOUTHERLY LINE OF PENNINGTON LOT OF WHICH IS RECORDED IN PLAT BOOK AND RECORDED; 4) THENCE NORTH 49 DEGREES 22 MINUTES 00 SECONDS EAST 224.00 FEET; 5) THENCE NORTH 20 DEGREES 00 SECONDS EAST 145.47 FEET; 6) THENCE SOUTH 02 SECONDS WEST 133.27 FEET TO THE SCRIBED TRACT; THENCE CONTINUING NORTH 20 DEGREES 00 SECONDS WEST 16.73 FEET; THENCE NORTH 20 DEGREES 00 SECONDS EAST 73.50 FEET; THENCE NORTH 02 SECONDS WEST 7.89 FEET TO A NON-TANGENT THE RADIUS OF SAID CURVE BEARS NORTH 20 DEGREES 00 SECONDS WEST 424.42 FEET; THENCE WEST THROUGH A CENTRAL ANGLE OF 23 DEGREES 17.82 FEET TO A CURVE CONCAVE SAID CURVE BEARS NORTH 38 DEGREES 48 MINUTES 00 SECONDS WEST; THENCE NORTHEASTERLY AND WEST THROUGH A CENTRAL ANGLE OF 76 DEGREES 28.78 FEET; THENCE NORTH 60 DEGREES 00 SECONDS EAST 50.00 FEET TO A NON-TANGENT THE RADIUS OF SAID CURVE BEARS NORTH 20 DEGREES 00 SECONDS EAST 176.00 FEET; THENCE WEST THROUGH A CENTRAL ANGLE OF 51 DEGREES 19.79 FEET; THENCE SOUTH 75 DEGREES 00 SECONDS EAST 175.23 FEET TO THE WESTERLY LINE ONE, THE NEXT THREE (3) COURSES WESTERLY LINES OF SAID WATER'S EDGE SECTION 23 DEGREES 11 MINUTES 00 SECONDS NORTH 14 DEGREES 28 MINUTES 12 SECONDS WEST 75 DEGREES 31 MINUTES 48 SECONDS TO THE POINT OF BEGINNING CONTAINING 2.242 ACRES TO ALL PERTINENT RIGHTS-OF-WAY,

SECTION (3) LOTS NUMBERED TWENTY-FIVE (25) AS SHOWN WITH STREETS AND EASEMENTS

SECTION WILL EXIST, AND THEIR LOCATION, BE ACCURATELY SHOWN, THE SIZE OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING

WE, THE UNDERSIGNED, WATER'S EDGE DEVELOPMENT COMPANY, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED, HEREBY MAKE, PLAT, SUBDIVIDE AND LAYOFF SAID DESCRIBED 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 "B", 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 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 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 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 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. THE DRAINAGE FACILITIES WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE "WATER'S EDGE HOMEOWNERS ASSOCIATION" AS DETAILED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF 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 - 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 THE ROAD ON WHICH THE LOT ABUTS.

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.
9. 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 WATER'S EDGE RECORDED IN MISCELLANEOUS RECORD AS INSTRUMENT NUMBER 97026772 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 JUDGMENT 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 JUDGMENT 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, DEMONSTRATE OR APPEAL AGAINST PENDING OR FUTURE ANNEXXATION BY THE CITY OF GREENWOOD PURSUANT TO A CERTAIN CONTRACT DATED FEBRUARY 17, 2000 AND RECORDED AS INSTRUMENT NUMBER 2000-03685 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, WILLIAM F. ROBERTS, PRESIDENT, WATER'S EDGE DEVELOPMENT COMPANY, HAS CAUSED THE EXECUTION OF THE FOREGOING COVENANTS ON THIS 21st DAY OF FEBRUARY 2000

THE PRIMARY PLAT WAS RECOMMENDED FOR APPROVAL BY COUNTY PLAN COMMISSION ON THE 18th DAY OF March,

David H. Smith
JOHNSON COUNTY PLAN DIRECTOR

Doug Lechner
DOUGLAS LECHNER, CHAIRMAN
Rick Mason
RICK MASON, SECRETARY

THE SUBDIVISION PLANS FOR THIS PROJECT WERE APPROVED BY JOHNSON COUNTY DRAINAGE BOARD ON THE 21st DAY OF April, 1999

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SHOWN ON THIS PLAT IS HEREBY ACCEPTED THIS 19th DAY OF February, 2000

Joseph E. DeHart JOSEPH DEHART
James J. Rhodes JAMES RHODES
William Walker WILLIAM WALKER

THE JOHNSON COUNTY COMMISSIONERS DO NOT ENFORCE COVENANTS

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFE GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED THIS 17th DAY OF February, 2000.

Charles E. Henderson
CHARLES E. HENDERSON
MAYOR

WARREN E. BEVILLE
MEMBER
Kevin A. Hoover
KEVIN A. HOOVER
MEMBER
ATTEST: Genevieve Worsham
GENEVEVE WORSHAM
CLERK TREASURER

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:
Marla A. Hash
MARLA A. HASH, COUNTY ASSESSOR

CITY OF GREENV

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:

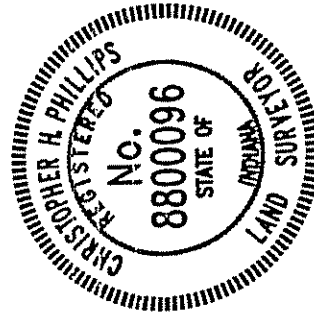
PART OF THE SOUTHWEST AND NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 1888.92 FEET TO THE SOUTHWEST CORNER OF WATER'S EDGE SECTION ONE THE PLAT OF WHICH IS RECORDED IN INSTRUMENT NUMBER 97026722 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA. THE NEXT SIX (6) COURSES FOLLOW THE NORTHERLY AND WESTERLY LINE OF SAID WATER'S EDGE SECTION ONE; 1) THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID QUARTER SECTION 188.65 FEET; 2) THENCE SOUTH 89 DEGREES 42 MINUTES 41 SECONDS EAST 465.91 FEET; 3) THENCE NORTH 00 DEGREES 13 MINUTES 08 SECONDS WEST 279.97 FEET TO THE SOUTHERLY LINE OF PENNINGTON ESTATES SECOND SECTION THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 6, PAGE 73 IN THE OFFICE OF SAID RECORDER; 4) THENCE NORTH 49 DEGREES 48 MINUTES 11 SECONDS EAST 224.00 FEET; 5) THENCE NORTH 84 DEGREES 38 MINUTES 58 SECONDS EAST 145.47 FEET; 6) THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST 133.27 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST 16.73 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 58 SECONDS EAST 73.50 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 02 SECONDS WEST 7.69 FEET TO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY THE RADIUS OF SAID CURVE BEARS NORTH 13 DEGREES 20 MINUTES 35 SECONDS WEST 424.42 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 27 MINUTES 56 SECONDS 173.82 FEET TO A CURVE CONCAVE NORTHWESTERLY THE RADIUS OF SAID CURVE BEARS NORTH 36 DEGREES 46 MINUTES 31 SECONDS WEST 20.00 FEET; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 76 DEGREES 43 MINUTES 54 SECONDS EAST 26.78 FEET; THENCE NORTH 66 DEGREES 27 MINUTES 34 SECONDS EAST 50.00 FEET TO A NON-TANGENT CURVE CONCAVE NORTHEASTERLY THE RADIUS OF SAID CURVE BEARS NORTH 66 DEGREES 27 MINUTES 34 SECONDS EAST 176.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 39 MINUTES 22 SECONDS 158.79 FEET; THENCE SOUTH 75 DEGREES 31 MINUTES 48 SECONDS EAST 176.23 FEET TO THE WESTERLY LINE OF SAID WATER'S EDGE SECTION ONE. THE NEXT THREE (3) COURSES FOLLOW THE WESTERLY AND NORTHERLY LINES OF SAID WATER'S EDGE SECTION ONE; 1) THENCE SOUTH 23 DEGREES 11 MINUTES 09 SECONDS EAST 63.16 FEET; 2) THENCE SOUTH 14 DEGREES 28 MINUTES 12 SECONDS WEST 139.55 FEET; 3) THENCE NORTH 76 DEGREES 31 MINUTES 48 SECONDS WEST 549.87 FEET TO THE POINT OF BEGINNING CONTAINING 2.42 ACRES, MORE OR LESS, SUBJECT TO ALL PERTINENT RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS THREE (3) LOTS NUMBERED TWENTY-FIVE (25) THROUGH TWENTY-SEVEN (27) 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 15TH DAY OF MAY 2000



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

WE, THE UNDERSIGNED, WATER'S EDGE REAL ESTATE SHOWN AN DESCRIBED, HEREBY SAID DESCRIBED REAL ESTATE INTO LOTS AND THIS CERTIFIED PLAT, AND THAT THE STREETS ARE HEREBY DEDICATED TO PUBLIC USE AND IN THIS PLAT OR ANY PORTION THEREOF RESTRICTIONS, SAID RESTRICTIONS SHALL BE TO BE COVENANTS RUNNING WITH THE LAND, ARE AS FOLLOWS:

1. THIS SUBDIVISION SHALL BE KNOWN SECTION TWO "B", IN JOHNSON COUNTY, PUBLIC OPEN SPACES SHOWN AND HEREBY DEDICATED TO THE PUBLIC.
2. THE STREETS AND RIGHTS OF WAY CONSTRUCTION STANDARDS AND ACCI TO THE PUBLIC USE, TO BE OWNED / COUNTY, INDIANA, HIGHWAY DEPARTMENT.
3. ANY FIELD TILE OR UNDERGROUND DI CONSTRUCTION OF ANY IMPROVEMENT I BE PERPETUATED, AND ALL OWNERS THEIR SUCCESSORS AND ASSIGNS; DRAINAGE CODE OF 1985.
4. DRAINAGE SWALES OR DITCHES ALON WITHIN RIGHTS OF WAY ARE NOT WITHOUT WRITTEN PERMISSION FROM DEPARTMENT. PROPERTY OWNERS M. PARKINGWAYS OR OTHER NON-ERODING. GRASSWAYS AREAS MUST BE CONTAINER SO THAT DRAINAGE SWALES OR D SUCH WATER, DRIVEWAYS MAY BE I OR DITCHES ONLY WHEN APPROPRI APPROVED STRUCTURES HAVE BEEN PI HIGHWAY DEPARTMENT.

5. THERE ARE STRIPS OF GROUND AS SH SEWER, DRAINAGE AND UTILITY EASEMEN UTILITY EASEMENTS" (D.& U.E.) AND UT PLAT WHICH ARE HEREBY RESERVED, FO EDGE HOMEOWNERS ASSOCIATION, FOR SEWER MAINS, POLES, DUCTS, LINES, W AT ALL TIMES TO THE PROPER AUTHORI RESERVED. NO PERMANENT OR OTHER OR MAINTAINED UPON SAID STRIPS OF THIS SUBDIVISION SHALL TAKE THEI OF THE PUBLIC UTILITIES, AND THE LOTS IN THIS SUBDIVISION, THE DRA SHALL BE MAINTAINED BY THE "WATER AS DETAILED IN THE DECLARATION OF FOR WATER'S EDGE. THE MAINTENANCE BUT SHALL NOT BE LIMITED TO, THE DITCHES, PIPES, SWALES, MANHOLES / EXPENSE OF SUCH MAINTENANCE THE GENERAL ASSESSMENT AGAINST T SUBDIVISION AS PROVIDED IN THE SECURED BY A LIEN AGAINST ALL LOT PUMPS, GRAVITY DRAINS AND OTH RESIDENCES ON LOTS SHALL OUT INCLUDED IN THE STORM DRAINAGE SY

6. DEFINITIONS
(A) SIDELINE - MEANS A LOT E ROAD ON WHICH A LOT ABUTS TO
(B) REAR LINE - MEANS THE LOT FROM AND SUBSTANTIALLY PAR LOT ABUTS, EXCEPT THAT DETERMINED FROM EITHER ABUTI OR FRONT YARDS - THE FRONT BUI FORTH UPON THIS PLAT.
(C) CUL-DE-SACS - IF A PARTICU THE FRONT BUILDING SETBACK PLAT OF THAT LOT
(D) SIDE YARDS - THE SIDE YARD THAN AN ADJACENT LOT
(E) YARD SHALL BE LESS THAN EG OF THE LOT.
(F) REAR YARDS - REAR YARD SET (20) FEET FROM THE REAR LOT

7. NO FENCE, WALL, HEDGE, TREE OR SIGHT LINES AND ELEVATIONS BETW THE STREET SHALL BE PLACED CORNER LOT WITHIN THE TRIANG RIGHT OF WAY LINES AND A LINE I THE INTERSECTION OF SAID STRI ROUNDED PROPERTY CORNER, FRO RIGHT OF WAY LINES EXTENDED.

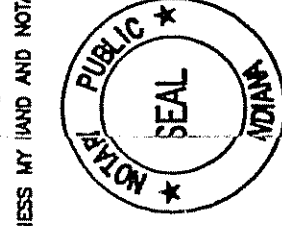
OF GREENWOOD, JOHNSON

WE, THE UNDERSIGNED, WATER'S EDGE DEVELOPMENT COMPANY, OWNERS OF THE REAL ESTATE SHOWN AS DESCRIBED, HEREBY MAKE PLAT, SUBMIDDE AND LAYOFF SAID DESCRIBED 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 SUBMIDSON SHALL BE KNOWN AND DESIGNATED AS WATER'S EDGE SECTION TWO "B", 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 SUBMIDSON SHALL BE PERPETUATED, AND ALL OWNERS OF LOTS IN THIS SUBMIDSON, 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 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 DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRAINWAYS 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 ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND; BUT OWNERS OF LOTS IN THIS SUBMIDSON SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBMIDSON. THE DRAINAGE FACILITIES WITHIN THIS SUBMIDSON SHALL BE MAINTAINED BY THE "WATER'S EDGE HOMEOWNERS ASSOCIATION" AS DETAILED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF WATER'S EDGE. THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBMIDSON BY THE HOMEOWNERS ASSOCIATION SHALL INCLUDE 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 SUBMIDSON AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBMIDSON. 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 SUBMIDSON.
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 6 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.
8. THE SAME SIGHTLINE LIMITATIONS SHALL APPLY TO THE INTERSECTION OF 10 FEET OF THE DRIVEWAY WITH THE EDGE OF THE DRIVEWAY PORTION OF A PRIVATE DRIVEWAY PERMITTED ON DEDICATED RIGHTS OF CENTERLINE INTERSECTIONS OF STREET LOT.
9. ALL LANDS IN THE SUBMIDSON AND THE SUBMIDSON BY THE PRESENT AND FUTURE SHALL BE SUBJECT TO THE "DECLARATION AND RESTRICTIONS" FOR WATER'S EDGE RECORD AS INSTRUMENT NUMBER 9702 THE RECORDER OF JOHNSON COUNTY, IND THE LAND.
10. THE FOREGOING COVENANTS AND RESTRICTIONS AND SHALL BE BINDING ON ALL PLATS UNDER THEM UNTIL JANUARY 1, 2020, AND RESTRICTIONS SHALL BE AUTOMATICALLY TERMINATED UNLESS BY A CURRENTLY OWNERS OF THE LOTS, IT COVENANTS AND RESTRICTIONS IN WHOLE.
11. ENFORCEMENT SHALL BE BY PROCEEDINGS AGAINST THE PERSON, OR PERSONS VIOLATE ANY COVENANTS EITHER TO RECOVER DAMAGES, INVALIDATION OF A DECREE BY JUDGMENT OR COURT ORDER SHALL BE THE OTHER PROVISIONS WHICH SHALL BE EFFECT.
12. INVALIDATION OF ANY ONE OF THESE COVENANTS OR A COURT ORDER SHALL NOT AFFECT THE OTHER PROVISIONS HEREOF WHICH SHALL BE EFFECT.
13. THE SANITARY SEWERS, AND THE CONNECTION THEREWITH AS A SANITARY SEWER SYSTEM, NO STORM SPILTS, FOOTING DRAINS (PERIMETER DRAINS) CONNECTED TO THE SANITARY SEWER SYSTEM TO THE SANITARY SEWER SYSTEM, ALL SUMP TO THIS DEVELOPMENT MUST BE CONNECTED, DEFINED STORM WATER DRAINAGE SYSTEM IN THE CITY OF GREENWOOD.
14. ALL LOT OWNERS WHO SUBSEQUENTLY TAP IN SANITARY SEWER SYSTEM PROVIDED FOR THIS PLAT, RELEASE THEIR RIGHT TO OBJECT, PENDING OR FUTURE ANNEXATION BY THE CITY OF GREENWOOD, CERTAIN CONTRACT DATED FEBRUARY 17, 2000 NUMBER 2000-03685 IN THE OFFICE OF THE CLERK OF INDIANA.
15. WHERE THE SANITARY DRAINAGE SYSTEM CAN BE GRAVITY FLOW, THE LOWEST FLOOR ELEVATION OF THE FLOOR FINISH MUST BE A MINIMUM OF THE LOWEST DOWNSTREAM OR UPSTREAM SUBJECT LATERAL CONNECTION. WHERE PART SHALL BE DISCHARGED TO THE SEWER BY GRAVITY IT SHALL BE DISCHARGED INTO A TIGHTLY COVERED THE CONTENTS SHALL BE LIFTED (PUMPED) A GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12 FEET LOWEST DOWNSTREAM OR UPSTREAM MANHOLE LATERAL CONNECTION.

IN WITNESS WHEREOF, WILLIAM F. ROBERTS, FIDELITY AND DEPOSIT COMPANY, HAS CAUSED THE EXECUTION OF THIS INSTRUMENT ON FEBRUARY 2, 2000.

WILLIAM F. ROBERTS
WATER'S EDGE DEVELOPMENT COMPANY
STATE OF INDIANA)
COUNTY OF JOHNSON) SS:
I, KENNETH E. ZUMSTEIN, A NOTARY PUBLIC IN AND FOR THE COUNTY OF JOHNSON, INDIANA, DO HEREBY CERTIFY THAT WILLIAM F. ROBERTS, PRESIDENT OF FIDELITY AND DEPOSIT COMPANY, HAS CAUSED THE EXECUTION OF THIS INSTRUMENT FOR AND IN BEHALF OF SAID DEVELOPMENT COMPANY, AND THAT HE IS A PERSON AND HIS ABOVE CERTIFICATE AS HIS OWN FREE AND VOLUNTARY ACT AND FOR THE USES AND PURPOSES HEREIN SET FORTH.



WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF FEBRUARY 2000.

KENNETH E. ZUMSTEIN
RESIDENT OF
MY COMMISSION

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.

9. 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 WATER'S EDGE RECORDED IN MISCELLANEOUS RECORD AS INSTRUMENT NUMBER 97026772 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 JUDGMENT 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 JUDGMENT 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 FEBRUARY 17, 2000 AND RECORDED AS INSTRUMENT NUMBER 2000-03985 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.

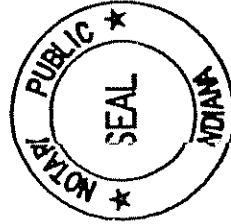
IN WITNESS WHEREOF, WILLIAM F. ROBERTS, PRESIDENT, WATER'S EDGE DEVELOPMENT COMPANY, HAS CAUSED THE EXECUTION OF THE FOREGOING COVENANTS ON THIS 21st DAY OF FEBRUARY 2000



WATER'S EDGE DEVELOPMENT COMPANY
WILLIAM F. ROBERTS, PRESIDENT

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

I, KENNETH E. ZUMSTEIN, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM F. ROBERTS, PRESIDENT OF WATER'S EDGE DEVELOPMENT COMPANY, 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 FOR THE USES AND PURPOSES HEREIN SET FORTH.



WITNESS MY HAND AND NOTARIAL SEAL THIS 21st DAY OF FEBRUARY, 2000.




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


THE PRIMARY PLAT WAS RECOMMENDED FOR APPROVAL BY THE COUNTY PLAN COMMISSION ON THE 13th DAY OF JUNE 1999


JOHNSON COUNTY PLAN DIRECTOR


DOUGLAS LECHNER, CHAIRMAN

RICK MASON, SECRETARY

THE SUBDIVISION PLANS FOR THIS PROJECT WERE APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD ON APRIL 1999

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SHOWN ON THIS PLAT BE ACCEPTED THIS 14th DAY OF FEBRUARY 2000


JOSEPH DEHART


WILLIAM WALKER



JAMES RHODES

THE JOHNSON COUNTY COMMISSIONERS DO NOT ENFORCE

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT BE ACCEPTED THIS 24th DAY OF FEBRUARY 2000


CHARLES E. HENDERSON
MAYOR

WARREN E. BEVILLE
MEMBER


KEVIN A. HOOVER
MEMBER


GENEVIWE WORKSHAM
CLERK TREASURER

RECEIVED BY THE JOHNSON COUNTY ASSESSOR:



MARLA A. HASH, COUNTY ASSESSOR

ENTERED FOR TAXATION THIS 14th DAY OF March


DEBORAH A. SHUITA, AUDITOR
JOHNSON COUNTY, INDIANA

INSTRUMENT NO. 2000-005358

RECEIVED FOR RECORD THIS 14th DAY OF March

AT 8:48 A.M. AND RECORDED IN PLAT CABIN

JEAN HARMON, RECORDER
JOHNSON COUNTY, INDIANA