



# **DAVID BRENTON'S TEAM**

---

## **RE/MAX Select, REALTORS**

**48 N Emerson Ave Suite 600 Greenwood, IN 46143-8895**

**(317) 882-7210 Office • (317) 888-7201 Fax**

**[www.move2indy.com](http://www.move2indy.com)**

The covenants provided may or may not include any amendments made due to governing agencies (ie: national, state, city, local and neighborhood agencies). Please contact the Recorder's office for the county where the property is located to receive updated information.

**The information is deemed reliable, but not guaranteed.**

West Line "Meadow Hills"  
Addition Sec I

POINT OF  
BEGINNING

# CONCORD FARMS ADDITION SECTION ONE

CURVE NO.	A	D	R	T	L	L.C.
1A	53°11'30"	23.38604'	245.00'	122.66'	227.45'	219.37'
1B	53°11'30"	27.28371'	210.00'	105.14'	194.96'	188.03'
2A	47°03'06"	20.46279'	280.00'	121.90'	229.94'	223.53'
2B	36°48'30"	24.91122'	230.00'	76.53'	147.76'	145.23'
2A	36°48'30"	28.64790'	200.00'	66.55'	128.49'	126.29'
2B	36°48'30"	22.03685'	260.00'	86.51'	167.03'	164.17'
3A	35°24'22"	14.88203'	385.00'	355.31'	573.89'	522.21'
3B	35°24'22"	16.37023'	350.00'	338.41'	532.81'	482.83'
4A	32°51'59"	14.14152'	405.16'	119.49'	232.40'	229.23'
4B	32°51'59"	15.47866'	370.16'	109.13'	212.32'	209.42'
4B	32°51'59"	13.01704'	440.16'	129.22'	252.48'	249.03'

## CERTIFICATE OF SURVEY

I, the undersigned, hereby certify that the within plat is true and correct and represents a part of the Southwest Quarter of Section 30 Township 14 North, Range 4 East, a part of the Northwest Quarter of Section 31 Township 14 North, Range 4 East, a part of the Northeast Quarter of Section 36 Township 14 North, Range 3 East and a part of the Southeast Quarter of Section 25, Township 14 North, Range 3 East, in Johnson County, Indiana, being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Southwest Quarter of said Section 25 (the following two described courses being along the North and West lines of "Meadow Hills - First Section" a subdivision in Johnson County, Indiana, the plat of which is recorded in Plat Book 77, Page 7, in the Office of the Recorder of Johnson County, Indiana) thence South 89 degrees 23 minutes 00 seconds West along the North line of the said Southeast Quarter Section 165.00 feet; thence South 00 degrees 18 minutes 30 seconds West 1550.08 feet to the South west corner of the said "Meadow Hills - First Section" and the POINT OF BEGINNING OF THIS DESCRIPTION; thence North 90 degrees 00 minutes 00 seconds East along the South line of "Meadow Hills - First Section" and parallel with the North line of the Southwest Quarter of said Section 30 a distance of 731.73 feet to the Southeast corner of "Meadow Hills - First Section"; thence South 00 degrees 18 minutes 30 seconds West 1222.00 feet; thence South 75 degrees 36 minutes 36 seconds West 756.475 feet; thence North 00 degrees 18 minutes 30 seconds East 1410.00 feet to the BEGINNING POINT, containing 22.106 Acres, more or less.

This subdivision consists of 58 lots numbered from 1 through 58, 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 30th day of April, 1973.

*John V. Schneider*



SE 1/4 Sec. 25-14-3

S 09°15'46"W

NE 1/4 Sec. 36-14-

The undersigned, Ryan Homes, Inc., by Kenneth W. Fraser, Vice-President and Kenneth Johnston, Assistant Secretary, being the owner of the above described real estate do hereby lay off, plat and subdivide the same into lots and streets in accordance with the within plat.

The within plat shall be known and designated as "Concord Farms Addition - Section One" an addition in Johnson County, Indiana.

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 floor area of the main structure, exclusive of one story open porches and garages, shall be not less than 1000 square feet.

3. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building set back lines shown on the recorded plat. No one-story building shall be located nearer than eight feet to a side yard line, and no building of more than one story shall be located nearer than ten feet to a side yard line. A 5 foot side yard setback shall be required for an accessory building not exceeding 15 feet in height and if detached from the principle building, it shall be located at least as far back as the rear of the principle building. No building shall be erected closer than 20 feet to the rear lot line. The exterior surface of accessory building shall be of identical material to that of the exterior surface of principle building on said lot.

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 out-building shall be used on any lot at any time as a residence, either temporarily or permanently.

6. No sign of any kind shall be displayed to public view on any lot within the following exceptions: 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 one sign of not more than 24 square feet to be used by a builder to advertise a complete model.

7. No oil drilling, oil development company, 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 derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot. No gas or oil tanks shall be permitted.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except three (3) household pets 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, and 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 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 limitation shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway pavement.

11. No individual water supply system or sewage disposal system shall be permitted on any lot.

12. 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.

13. Boats, trailers, or campers shall be parked only on paved and/or hard surfaced areas, but this shall not be construed as permitting the parking thereof upon paved streets or public thoroughfares. Any motor vehicle which is inoperative and not being used for normal transportation shall be permitted to remain on any lot except within a garage or other approved structure.

14. These restrictions are hereby declared to be covenants running with this 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 automatically extend 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, provided, however, each owner shall be entitled to one vote for each lot owned by such person, firm or corporation.

15. Enforcements shall be by proceedings at law or in equity against any 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 HANDS AND SEALS this 1st day of October, 1973.

Kenneth W. Fraser  
Kenneth W. Fraser  
Vice President

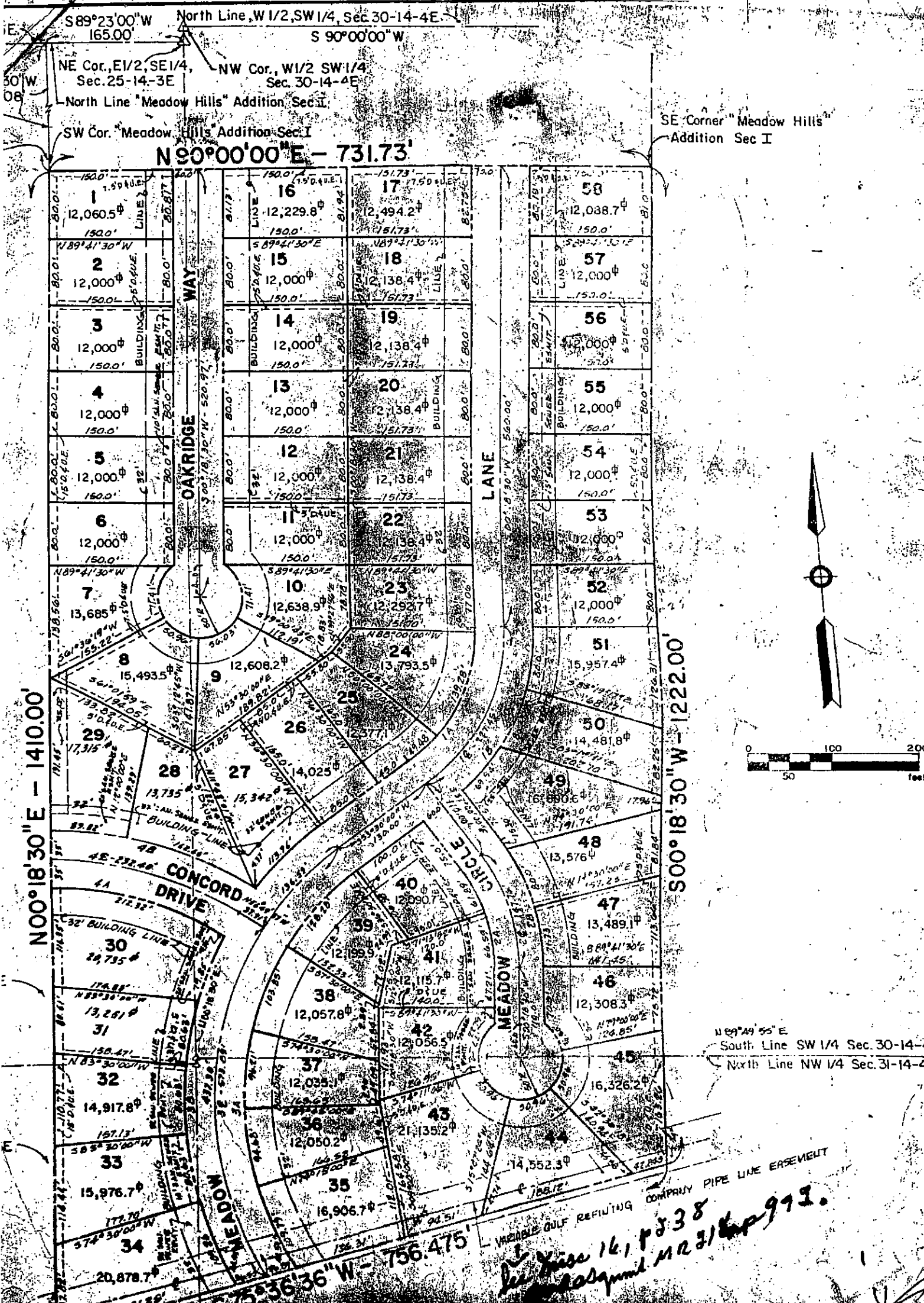
Kenneth Johnston  
Kenneth Johnston  
Assistant Secretary

STATE OF INDIANA )  
COUNTY OF Johnson ) SS:

Before me, the undersigned, a notary public in and for said County and State, appeared Ryan Homes, Inc. by its duly authorized officers Kenneth W. Fraser, Vice President, and Kenneth Johnston, Assistant Secretary, who acknowledged the execution of the foregoing instrument as their voluntary act and deed for the use and purpose therein expressed and affixed their signatures thereto.

WITNESS MY HAND AND NOTARIAL SEAL this 1st day of October, 1973.

Sharon Brink  
Notary Public Sharon Brink



North Line, W 1/2, SW 1/4, Sec. 30-14-4E.

NE Cor., E 1/2, SE 1/4, Sec. 25-14-3E. NW Cor., W 1/2 SW 1/4 Sec. 30-14-4E

North Line "Meadow Hills" Addition, Sec. I.

SW Cor. "Meadow Hills" Addition, Sec. I

SE Corner "Meadow Hills" Addition, Sec. I

N 90°00'00" E - 731.73'

N 00°18'30" E - 1410.00'

S 00°18'30" W - 1222.00'

N 89°49'55" E South Line SW 1/4 Sec. 30-14-4 North Line NW 1/4 Sec. 31-14-4

VARIABLE GULF REFINING COMPANY PIPE LINE EASEMENT

See Case 16, P 338  
 vs. Aqueduct No. 2, P 999.

This plat was given approval by the City of Greenwood, Johnson County, Indiana, as follows:  
Approved by the City of Greenwood Plan Commission at a meeting held April 9, 1973.

Q. Arthur Day  
Q. Arthur Day, Chairman

Harold M. Arthur  
Harold M. Arthur, Secretary

Entered for taxation this 19<sup>th</sup> day of October, 1973.

June M. Wood  
June M. Wood, Auditor Johnson County

Fee             
No. 009174

Received for record this 19<sup>th</sup> day of October, 1973 at 3:15 P M, and recorded in Plat Book 7, Page No. 67.

Fee 5.00

This plat was given approval by the Board Of Works of the City of Greenwood, Johnson County, Indiana at a meeting held on  
this 1<sup>st</sup> day of October, 1973.

John O. Boner  
John O. Boner, Mayor

Roy W. McGuire  
Roy W. McGuire, Member

Virgil Waltz  
Virgil Waltz, Member

Mary Etta Hougland  
Mary Etta Hougland, Recorder  
Johnson County, Indiana