



DAVID BRENTON'S TEAM

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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.

COPPERFIELD PLEASANT

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. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JUNE 17, 1997, OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 4 EAST, ON AN ASSUMED BEARING OF NORTH 00 DEGREES 17 MINUTES 48 SECONDS EAST, 56.75 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 17 MINUTES 48 SECONDS EAST 644.02 FEET; THENCE NORTH 88 DEGREES 00 MINUTES 19 SECONDS EAST 351.14 FEET; THENCE SOUTH 37 DEGREES 53 MINUTES 44 SECONDS EAST 190.37 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 56 SECONDS EAST 50.50 FEET; THENCE NORTH 76 DEGREES 21 MINUTES 04 SECONDS EAST 70.41 FEET; THENCE NORTH 52 DEGREES 03 MINUTES 01 SECONDS EAST 145.00 FEET; THENCE SOUTH 37 DEGREES 56 MINUTES 59 SECONDS EAST 10.00 FEET; THENCE NORTH 52 DEGREES 06 MINUTES 16 SECONDS EAST 109.53 FEET; THENCE NORTH 01 DEGREES 48 MINUTES 05 SECONDS EAST 30.05 FEET; THENCE NORTH 52 DEGREES 03 MINUTES 01 SECONDS EAST 261.09 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 48 SECONDS EAST 219.85 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST 129.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 57 SECONDS EAST 5.15 TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 120.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33 DEGREES 05 MINUTES 00 SECONDS, 69.29 FEET; THENCE NORTH 57 DEGREES 08 MINUTES 57 SECONDS EAST 44.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS EAST 217.59 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 13 MINUTES 58 SECONDS WEST 1129.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 4 EAST; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 12 MINUTES 48 SECONDS WEST 40.04 FEET; THENCE SOUTH 87 DEGREES 43 MINUTES 48 SECONDS WEST 423.56 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 340.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 57 SECONDS, 64.48 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 81 DEGREES 24 MINUTES 15 SECONDS WEST 455.88 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 260.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 51 MINUTES 57 SECONDS, 49.31 FEET TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 87 DEGREES 43 MINUTES 48 SECONDS WEST 338.78 FEET TO THE POINT OF BEGINNING, CONTAINING 23.66 ACRES, MORE OR LESS.

SUBJECT TO A RIGHT-OF-WAY AND EASEMENT GRANTED TO INDIANA CITIES WATER CORPORATION, RECORDED IN DEED BOOK 254 PAGE 486 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

ALSO, SUBJECT TO A UTILITY EASEMENT GRANTED TO INDIANA BELL TELEPHONE COMPANY, INC., RECORDED IN DEED BOOK 265 PAGE 932 IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

ALSO, SUBJECT TO A RIGHT-OF-WAY GRANTED TO SOHIO PIPE LINE COMPANY, RECORDED IN MISC. BOOK 17 PAGE 338 AND RELEASE OF B.P. PETROLEUM PIPE LINE RIGHT-OF-WAY AND ENCROACHMENT AGREEMENT

WE, 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. THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY REPRESENTS THE SUBDIVISION OF THE AFOREMENTIONED REAL ESTATE AS SURVEYED BY PROJECTS PLUS ON JUNE 17, 1997, OF A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 13 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, PLEASANT TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- 1.) THIS SL "COPP
- 2.) THE ST CONST TO PU GOVER
- 3.) THERE "LANDS FOR U: SUCCE: ISLAND: DECLAR COPPEI THE RI REPAIR
- 4.) THERE U.E." FOR PI INSTAL LINES, AUTHC PERM/ OR M/ THIS S RIGHT: OF OT
- 5.) ANY FI CONST BE PE THEIR DRAIN.
- 6.) DRAINA RIGHT ALTER WITHO PUBLIC SWALE WATER PROPE WILL M CONST APPRC BOARD
- 7.) ANY PI MAINT. RESPO BY CE NO AC

...MINUTES TO SECONDS EAST, 39.73 FEET FROM THE
SOUTHWEST CORNER THEREOF; THENCE ALONG SAID WEST LINE NORTH
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WEST 1129.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST
QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 13
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SUBJECT TO A RIGHT-OF-WAY AND EASEMENT GRANTED TO INDIANA
CITIES WATER CORPORATION, RECORDED IN DEED BOOK 254 PAGE 486
IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

ALSO, SUBJECT TO A UTILITY EASEMENT GRANTED TO INDIANA BELL
TELEPHONE COMPANY, INC., RECORDED IN DEED BOOK 265 PAGE 932
IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA.

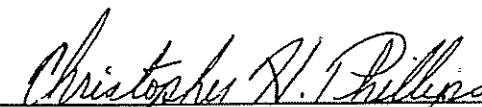
ALSO, SUBJECT TO A RIGHT-OF-WAY GRANTED TO SOHIO PIPE LINE
COMPANY, RECORDED IN MISC. BOOK 17 PAGE 338 AND RELEASE OF
B.P. PETROLEUM PIPE LINE RIGHT-OF-WAY AND ENCROACHMENT AGREEMENT
AS INSTRUMENT NUMBER 98-30884 IN THE OFFICE OF THE RECORDER OF
JOHNSON COUNTY, INDIANA.

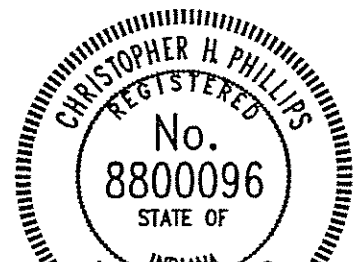
ALSO, SUBJECT TO ALL OTHER LEGAL RIGHTS-OF-WAY, EASEMENTS,
AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FIFTY ONE (51) LOTS NUMBERED ONE (1) THROUGH
FIFTY ONE (51) AND COMMON AREAS TOGETHER AS SHOWN WITH STREETS AND
EASEMENTS ON THE WITHIN PLAT.

ALL MONUMENTS SHOWN, IF NOT EXISTING, WILL EXIST, AND THEIR LOCATION,
SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN. THE COMPUTED ERROR
OF CLOSURE OF THE BOUNDARY SURVEY IS NOT MORE THAN ONE FOOT IN
TEN THOUSAND FEET, AND THIS PLAT COMPLIES WITH THE PROVISIONS OF THE
SUBDIVISION ORDINANCE. THE SIZES OF LOTS AND EASEMENTS ARE SHOWN IN
FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY HAND AND SEAL
THIS 4 TH DAY OF APRIL, 1999


CHRISTOPHER H. PHILLIPS
REGISTERED LAND SURVEYOR #8800096
STATE OF INDIANA



dwg Mon Apr 05 13:05:33 1999

LINE NORTH
ET; THENCE
51.14 FEET;
EAST 190.37
CONDS EAST
04 SECONDS
MINUTES 01
56 MINUTES
DEGREES 06
01 DEGREES
NORTH 52
HENCE NORTH
EET; THENCE
129.00 FEET;
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54 PAGE 486
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IANA BELL
65 PAGE 932
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THE RECORDER OF

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- 3.) THERE ARE STRIPS OF GROUND, AS SHOWN ON THE PLAT, MARKED "LANDSCAPE EASEMENT" (L.E.) WHICH ARE RESERVED AS EASEMENTS FOR USE BY THE COPPERFIELD HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO MAINTAIN THE LANDSCAPE AREAS, ISLANDS, DRIVEWAY PAVEMENT AND WALLS AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF COPPERFIELD SUBDIVISION. THE GREENWOOD B.P.W. & S. SHALL HAVE THE RIGHT OF ACCESS TO THE ISLAND AREA FOR MAINTENANCE AND REPAIRS OF PUBLIC FACILITIES.
- 4.) THERE ARE STRIPS OF GROUND AS SHOWN ON THE PLAT MARKED "D & U.E." (DRAINAGE AND UTILITY EASEMENT). THESE STRIPS ARE RESERVED FOR PUBLIC UTILITIES, NOT INCLUDING TRANSPORTATION COMPANIES, FOR THE INSTALLATION AND MAINTENANCE OF POLES, MAINS, SEWERS, DRAINS, DUCTS, LINES, AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURE OF ANY KIND ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF GROUND. 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.
- 5.) ANY FIELD TILE OR UNDERGROUND DRAIN WHICH IS ENCOUNTERED IN CONSTRUCTION OF IMPROVEMENTS 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.
- 6.) DRAINAGE SWALES (DITCHES) ALONG THE ROADWAYS AND WITHIN THE RIGHT OF WAY AND ON DEDICATED EASEMENTS ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED OR CHANGED OTHERWISE WITHOUT THE WRITTEN PERMISSION OF THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY. 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 SAID DRAINAGE SWALES (DITCHES) WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MUST BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE STRUCTURES HAVE BEEN PERMITTED BY THE GREENWOOD BOARD OF PUBLIC WORKS & SAFETY.
- 7.) ANY PROPERTY OWNER ALTERING, CHANGING, OR FAILING TO MAINTAIN THESE DRAINAGE SWALES (DITCHES) WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE, AFTER WHICH TIME IF NO ACTION IS TAKEN BY THE OWNER, THE GREENWOOD B.P.W. & S. WILL CAUSE SUCH REPAIRS TO BE ACCOMPLISHED AND THE COSTS FOR SUCH REPAIRS WILL BE THE BURDEN OF THE OWNER OF THE PROPERTY. FAILURE TO PAY WILL RESULT IN A LIEN AGAINST THE PROPERTY.
- 8.) THE STRIPS OF GROUND SHOWN ON THE PLAT AND MARKED "SANITARY SEWER, DRAINAGE, AND UTILITY EASEMENT" (S.S., D & U.E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER MAINS, POLES, DUCTS, LINES AND WIRES, AND THE DRAINAGE FACILITIES, SAID STRIPS ARE ALSO RESERVED FOR THE CITY OF GREENWOOD FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS AND APPURTENANCES 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.
- 9.) WHERE SANITARY DISCHARGE CAN ENTER INTO A PUBLIC OR PRIVATE SANITARY SEWER SYSTEM BY 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 THE DISCHARGE CANNOT ENTER A SYSTEM BY GRAVITY FLOW THE EFFLUENT SHALL BE DIRECTED INTO A TIGHTLY COVERED AND VENTED SUMP FROM WHICH THE EFFLUENT SHALL BE LIFTED AND DISCHARGED INTO THE SYSTEM A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE LOWEST DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

- 11) DEFINITIONS
 - A. SIDE LINE -- MEA ROAD ON WHICH
 - B. REAR LINE -- ME FROM AND SUBST THE LOT ABUTS, DETERMINED FROM
 - C. FRONT YARDS -- BE AS SET FORTI
 - D. CUL-DE-SACS -- CUL-DE-SAC, TH AS SHOWN ON TI
 - E. SIDE YARDS -- T LESS THAN THE ; HOWEVER, NO SH FROM THE SIDE I
 - F. A MINIMUM REAR FOR EACH PERIM
- 12.) NO LOT SHALL E BUILDING SHALL ANY LOT OTHER AND AS SPECIFIE AS AMENDED ANI INDIANA NO MUL PLACE OR PERMI
- 13.) NO BUILDING SH LINE THAN THE I RECORDED PLAT. AND OPEN PORC BUILDING, PROVII PERMIT ANY POR ANOTHER LOT.
- 14.) THE MAIN FLOOR FEET FOR A ONI MORE THAN ONE A MINIMUM TOTA SHALL EXCLUDE
- 15.) ALL DWELLINGS WITH A HARD-SI
- 16.) INVALIDATION OF COURT ORDER S PROVISIONS WHII
- 17.) THE OWNER OF ASSIGNS, SHALL AT LAW OR IN E COVENANTS IMPC SHALL NOT BE I RESTRICTIONS, N ANY RESTRICTION RESPECT TO A ; ANY CIRCUMSTA; RIGHT TO DO SO RIGHT.
- 18.) THE WITHIN COV RUN WITH THE I AND PERSONS C BE IN FULL FOF FROM THE DATE SHALL BE AUTOI TEN (10) YEARS IN PART IN THE DECLARATION.



JOHNSON CO., INDIANA

(S) OF THE REAL ESTATE SHOWN AND PLAT AND SUBDIVIDE SAID REAL HEREIN PLAT. ALL OF THE STREETS TO BE DEDICATED TO THE PUBLIC FOR THIS THE SUBDIVISION SHALL BE TENANTS, CONDITIONS AND RESTRICTIONS (DECLARATION") AS RECORDED AS INSTRUMENT - ON THE 14th DAY OF April, ORDER OF JOHNSON COUNTY, INDIANA. BE CONSIDERED AND HEREBY DECLARED

THE SANITARY SEWER, AND THE CONNECTION THERETO, SHALL BE USED ONLY FOR AND AS A SANITARY SEWER SYSTEM. NO STORM WATER, RUN-OFF WATER, DOWNSPOUTS, 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.

NOWN AND DESIGNATED AS SECTION ONE"

WAY SHOWN HEREON, SUBJECT TO AND ACCEPTANCE, ARE HEREBY DEDICATED AND MAINTAINED BY THE JURISDICTION OVER THEM.

ND, AS SHOWN ON THE PLAT, MARKED WHICH ARE RESERVED AS EASEMENTS D HOMEOWNERS ASSOCIATION, ITS O MAINTAIN THE LANDSCAPE AREAS, AND WALLS AS DEFINED IN THE CONDITIONS AND RESTRICTIONS OF IE GREENWOOD B.P.W.& S. SHALL HAVE IE ISLAND AREA FOR MAINTENANCE AND S.

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OUND DRAIN WHICH IS ENCOUNTERED IN IENTS WITHIN THIS SUBDIVISION SHALL OWNERS OF LOTS IN THIS SUBDIVISION, SIGNS SHALL COMPLY WITH THE INDIANA

ALONG THE ROADWAYS AND WITHIN THE ICATED EASEMENTS ARE NOT TO BE IN, TILED OR CHANGED OTHERWISE ISSION OF THE GREENWOOD BOARD OF 'ROPERTY OWNERS MUST MAINTAIN THESE AYWAYS OR OTHER NON-ERODING SURFACES. RDKING AREAS MUST BE CONTAINED ON THE) THAT SAID DRAINAGE SWALES (DITCHES) UCH WATER. DRIVEWAYS MUST BE SWALES OR DITCHES ONLY WHEN AVE BEEN PERMITTED BY THE GREENWOOD : SAFETY.

RING, CHANGING, OR FAILING TO SWALES (DITCHES) WILL BE HELD ION AND WILL BE GIVEN 10 DAYS NOTICE IR SAID DAMAGE, AFTER WHICH TIME IF E OWNER, THE GREENWOOD B.P.W. & S. TO BE ACCOMPLISHED AND THE COSTS FOR BURDEN OF THE OWNER OF THE WILL RESULT IN A LIEN AGAINST THE

10.) NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING OR OTHER SIMILAR ITEM WHICH OBSTRUCTS SIGHT LINES AT AN ELEVATION BETWEEN 2.5 AND 8 FEET ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY LOT WITHIN THE TRIANGULAR AREA FORMED BY A LINE CONNECTING POINTS 25 FEET FROM THE INTERSECTION OF SAID STREET LINES (25 FEET FOR MINOR STREETS AND 50 FEET FOR ARTERIAL STREETS) OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET RIGHT OF WAY LINE AND THE EDGE OF PAVEMENT OF A DRIVEWAY PAVEMENT OR ALLEY LINE . NO DRIVEWAY SHALL BE LOCATED WITHIN 40 FEET OF THE INTERSECTION OF TWO STREET CENTER LINES OR WITHIN 70 FEET FOR CORNER LOTS.

11) DEFINITIONS

- A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTEND FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
- B. REAR LINE - MEANS THE 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 SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
- 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 SETBACK LINES SHALL BE NO LESS THAN THE AGGREGATE OF SIXTEEN (16) FEET, PROVIDED, HOWEVER, NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET FROM THE SIDE LINES OF THE LOT.
- F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED FOR EACH PERIMETER LOT IN THE DEVELOPMENT.

12.) NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3 AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN THE CITY OF GREENWOOD, INDIANA NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERRECTED, PLACE OR PERMITTED ON ANY LOT.

13.) NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

14.) THE MAIN FLOOR LIVABLE SPACE SHALL HAVE A MINIMUM OF 1200 SQUARE FEET FOR A ONE-STORY HOME AND 900 SQUARE FEET FOR A HOME OF MORE THAN ONE-STORY. A HOME OF MORE THAN ONE STORY SHALL HAVE A MINIMUM TOTAL LIVABLE SPACE OF 1400 SQUARE FEET. LIVABLE SPACE SHALL EXCLUDE GARAGE AND OPEN PORCHES FOR ITS COMPUTATION.

15.) ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACE DRIVEWAY AND PARKING AREA.

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

17.) THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR

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SWALES OR DITCHES ONLY WHEN
HAVE BEEN PERMITTED BY THE GREENWOOD
& SAFETY.

URING, CHANGING, OR FAILING TO
SWALES (DITCHES) WILL BE HELD
TION AND WILL BE GIVEN 10 DAYS NOTICE
AIR SAID DAMAGE, AFTER WHICH TIME IF
HE OWNER, THE GREENWOOD B.P.W. & S.
TO BE ACCOMPLISHED AND THE COSTS FOR
BURDEN OF THE OWNER OF THE
Y WILL RESULT IN A LIEN AGAINST THE

OWN ON THE PLAT AND MARKED "SANITARY
ILITY EASEMENT" (S.S., D & U.E.) ARE
F THE PUBLIC UTILITIES FOR THE
AINS, POLES, DUCTS, LINES AND WIRES,
IES, SAID STRIPS ARE ALSO RESERVED
OD FOR THE INSTALLATION AND
Y SEWER MAINS AND APPURTENANCES
THE PROPER AUTHORITIES AND TO THE
ED. NO PERMANENT OR OTHER STRUCTURES
AINTAINED UPON SAID STRIPS OF LAND;
THIS SUBDIVISION SHALL TAKE THEIR
IGHTS OF THE PUBLIC UTILITIES AND THE
F OTHER LOTS IN THIS SUBDIVISION.

HE CAN ENTER INTO A PUBLIC OR PRIVATE
BY GRAVITY FLOW, THE LOWEST FLOOR
BING FIXTURE OR FLOOR DRAIN IS
IMUM OF 12 INCHES ABOVE THE TOP OF
OR UPSTREAM MANHOLE CASTING NEAREST TO
NNECTION. WHERE THE DISCHARGE CANNOT
VITY FLOW THE EFFLUENT SHALL BE
COVERED AND VENTED SUMP FROM WHICH
LIFTED AND DISCHARGED INTO THE SYSTEM
ABOVE THE TOP OF THE LOWEST
MANHOLE CASTING NEAREST TO THE

ARTERIAL STREET) ON THE EAST SIDE OF THE
CORNER, FROM THE INTERSECTION OF THE STREET RIGHT OF WAY
LINES EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY
TO ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET
RIGHT OF WAY LINE AND THE EDGE OF PAVEMENT OF A DRIVEWAY
PAVEMENT OR ALLEY LINE. NO DRIVEWAY SHALL BE LOCATED WITHIN
40 FEET OF THE INTERSECTION OF TWO STREET CENTER LINES OR
WITHIN 70 FEET FOR CORNER LOTS.

11) DEFINITIONS

- A. SIDE LINE - MEANS A LOT BOUNDARY THAT EXTEND FROM THE ROAD ON WHICH A LOT ABUTS TO THE REAR LINE OF SAID LOT.
- B. REAR LINE - MEANS THE 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 SETBACK LINES SHALL BE AS SET FORTH UPON THIS PLAT OF THE DEVELOPMENT.
- 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 SETBACK LINES SHALL BE NO LESS THAN THE AGGREGATE OF SIXTEEN (16) FEET, PROVIDED, HOWEVER, NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET FROM THE SIDE LINES OF THE LOT.
- F. A MINIMUM REAR OF TWENTY (20) FEET SHALL BE PROVIDED FOR EACH PERIMETER LOT IN THE DEVELOPMENT.

12.) NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED ON ANY LOT OTHER THAN AS STATED UNDER ZONING ORDINANCE 96-3 AND AS SPECIFIED IN THE CITY OF GREENWOOD ZONING ORDINANCE AS AMENDED AND PRESENTLY IN EFFECT IN THE CITY OF GREENWOOD. INDIANA NO MULTI-FAMILY DWELLINGS OR DUPLEXES SHALL BE ERRECTED, PLACE OR PERMITTED ON ANY LOT.

13.) NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE PROPERTY LINE THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE RECORDED PLAT. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING, PROVIDED HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING ON A LOT TO ENCROACH UPON ANOTHER LOT.

14.) THE MAIN FLOOR LIVABLE SPACE SHALL HAVE A MINIMUM OF 1200 SQUARE FEET FOR A ONE-STORY HOME AND 900 SQUARE FEET FOR A HOME OF MORE THAN ONE-STORY. A HOME OF MORE THAN ONE STORY SHALL HAVE A MINIMUM TOTAL LIVABLE SPACE OF 1400 SQUARE FEET. LIVABLE SPACE SHALL EXCLUDE GARAGE AND OPEN PORCHES FOR ITS COMPUTATION.

15.) ALL DWELLINGS SHALL HAVE AT LEAST A TWO CAR ATTACHED GARAGE WITH A HARD-SURFACE DRIVEWAY AND PARKING AREA.

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

17.) THE OWNER OF ANY LOT, DEVELOPER, THEIR SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE BY PROCEEDING AT LAW OR IN EQUITY, ALL RESTRICTIONS, CONDITIONS OR COVENANTS IMPOSED BY THESE COVENANTS, BUT THE UNDERSIGNED SHALL NOT BE LIABLE FOR DAMAGES AS A RESULT OF ANY OF THE RESTRICTIONS, NO DELAY OR FAILURE BY ANY PERSON TO ENFORCE ANY RESTRICTIONS OR TO INVOKE ANY AVAILABLE REMEDY WITH RESPECT TO A VIOLATION OR VIOLATIONS THEREOF SHALL UNDER ANY CIRCUMSTANCES BE DEEMED OR HELD TO BE A WAIVER OF THE RIGHT TO DO SO THEREAFTER, OR AS ESTOPPEL TO ASSET ANY RIGHT.

18.) THE WITHIN COVENANTS, LIMITATIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND PERSONS CLAIMING UNDER THEM. SUCH PROVISIONS SHALL BE IN FULL FORCE AND EFFECT FOR A TIME PERIOD OF 25 YEARS FROM THE DATE OF RECORDING, AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN (10) YEARS. THE COVENANTS MAY BE MODIFIED IN WHOLE OR IN PART IN THE SAME MANNER AS PROVIDED FOR AMENDMENT OF DECLARATION.

WITNESS MY HAND AND SEAL THIS 7th DAY OF April, 1999

CROSS/MAR, L.L.C.

BY: Charles D. Scheumann
PRINTED: CHARLES D. SCHEUMANN
TITLE: GENERAL MANAGER

CTION THERETO, SHALL BE USED ONLY
M. NO STORM WATER, RUN-OFF WATER,
TER DRAINS), OR SUB-OIL DRAINAGE SHALL
R SYSTEM. NO SUMP PUMPS SHALL BE
YSTEM. ALL SUMP PUMPS TO BE INSTALLED
ST BE CONNECTED, VIA A HARD PIPE
ER DRAINAGE SYSTEM IN A MANNER WHICH
MOOD.

STATE OF INDIANA)
)SS:
COUNTY OF Johnson)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,
PERSONALLY APPEARED CHARLES D. SCHEUMANN, GENERAL MANAGER OF
CROSS/MAR, L.L.C., AN INDIANA LIMITED LIABILITY COMPANY THIS DAY AND
ACKNOWLEDGED THE EXECUTION OF THE WITHIN INSTRUMENT AS HIS/HER
VOLUNTARY ACT AND DEED FOR AND THE PURPOSED EXPRESSED HEREIN.

SHRUB PLANTING OR OTHER
GHT LINES AT AN ELEVATION
THE STREET SHALL BE PERMITTED
E TRIANGULAR AREA FORMED BY
ET FROM THE INTERSECTION OF
MINOR STREETS AND 50 FEET FOR
SE OF A ROUNDED PROPERTY
OF THE STREET RIGHT OF WAY
LINE LIMITATIONS SHALL APPLY
THE INTERSECTION OF A STREET
OF PAVEMENT OF A DRIVEWAY
IVEWAY SHALL BE LOCATED WITHIN
TWO STREET CENTER LINES OR

WITNESS MY HAND AND NOTARIAL SEAL THIS 7th DAY OF April,
1999
Myka S. Scott
MYLA S. SCOTT NOTARY PUBLIC
RESIDENT OF HANCOCK
MY COMMISSION EXPIRES 7-20-01



THIS PLAT IS HEREBY GIVEN SECONDARY APPROVAL BY THE CITY OF
GREENWOOD, INDIANA, TO-WIT:

NDARY THAT EXTEND FROM THE
O THE REAR LINE OF SAID LOT.
DARY LINE THAT IS FARTHEST
LEL TO THE ROAD ON WHICH
V CORNER LOTS, IT MAY BE
ING ROAD.
ILDING SETBACK LINES SHALL
AT OF THE DEVELOPMENT.
AR LOT ABUTS ON A
VG SETBACK LINE SHALL BE
T LOT.
ETBACK LINES SHALL BE NO
SIXTEEN (16) FEET, PROVIDED,
BE LESS THAN EIGHT (8) FEET
OT.
I) FEET SHALL BE PROVIDED
E DEVELOPMENT.

SECONDARY APPROVAL IS HEREBY GRANTED BY THE GREENWOOD ADVISORY
PLAN COMMISSION ON THE 13th DAY OF OCTOBER, 1997.
SIGNED 13th DAY OF October, 1997.

Kevin L. Downey
KEVIN DOWNEY
DESIGNATED OFFICIAL
PLAN COMMISSION

Clinton E. Ferguson
ATTEST: CLINTON E. FERGUSON
DIRECTOR PLAN COMMISSION

ACCEPTANCE

WHEREAS, CROSS/MAR, L.L.C., HAS THIS DAY FILED WITH THE CITY
OF GREENWOOD DEDICATIONS OF CERTAIN REAL ESTATE FOR THE
PURPOSE OF ESTABLISHING A CITY RIGHT OF WAY, WHICH DEDICATION
IS HEREIN ABOVE SET FORTH.

AND WHEREAS, THE CITY OF GREENWOOD, IS OF THE OPINION THAT SAID
DEDICATION IS DESIRABLE AND NECESSARY:

FOR RESIDENTIAL PURPOSES. NO
TERED, PLACED OR PERMITTED ON
UNDER ZONING ORDINANCE 96-3
OF GREENWOOD ZONING ORDINANCE
EFFECT IN THE CITY OF GREENWOOD.
NGS OR DUPLEXES SHALL BE ERCTED,
IT.

NOW THEREFORE, SAID CITY OF GREENWOOD, BY THE GREENWOOD BOARD OF
PUBLIC WORKS AND SAFETY, UNDER AND BY VIRTUE OF THE POWER
CONFERRED UPON IT BY STATUTES OF THE STATE OF INDIANA, FOR AND ON
BEHALF OF SAID CITY, ACCEPTS SAID DEDICATION FOR THE PURPOSES OF
PUBLIC RIGHT OF WAY, AND ORDER THAT THE SAME BE RECORDED IN THE
RECORDER'S OFFICE OF THE COUNTY OF JOHNSON, STATE OF INDIANA, AND
SAID DESCRIBED REAL ESTATE IS HEREBY DECLARED OPEN AND DEDICATED.

ON ANY LOT NEARER TO THE PROPERTY
; SETBACK LINES SHOWN ON THE
SE OF THIS COVENANT, EAVES, STEPS
BE CONSIDERED AS A PART OF THE
IAT THIS SHALL NOT BE CONSTRUED TO
ING ON A LOT TO ENCROACH UPON

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF
GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SHOWN ON
THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 13th DAY
OF April, 1997.

Charles E. Henderson
CHARLES E. HENDERSON, MAYOR

Warren E. Beville
WARREN E. BEVILLE, MEMBER

SHALL HAVE A MINIMUM OF 1200 SQUARE
ND 900 SQUARE FEET FOR A HOME OF
OF MORE THAN ONE STORY SHALL HAVE
OF 1400 SQUARE FEET. LIVABLE SPACE
IN PORCHES FOR ITS COMPUTATION.

Kevin A. Hoover
KEVIN A. HOOVER, MEMBER

EAST A TWO CAR ATTACHED GARAGE