



DAVID BRENTON'S TEAM

RE/MAX Select, REALTORS

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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.

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF SECTION, 841.35 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1 DEGREE 10 MINUTES WEST 235.19 FEET; THENCE EAST 249.06 FEET; THENCE SOUTH 200.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 140.00 FEET; THENCE NORTH 76 DEGREE 30 MINUTES EAST 257.10 FEET; THENCE EAST 795.00 FEET; THENCE SOUTH 50.00 FEET; THENCE EAST 145.00 FEET; THENCE SOUTH 150.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 200.00 FEET; THENCE EAST 380.00 FEET; THENCE SOUTH 235.00 FEET; THENCE EAST 1916.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 8.01 ACRES.

ELBA L. BRANTSTADT

STATE OF INDIANA) 55
COUNTY OF JOHNSON)

I, THE UNDERSIGNED, SHERIFF AND ADMINISTRATOR OF ROBERT M. BRYANT, SHERIFF OF FRANKLIN TOWNSHIP, INDIANA, ACKNOWLEDGE THE EXECUTION OF THIS INSTRUMENT AND OF MY COMMISSION AS SHERIFF AND ADMINISTRATOR OF FRANKLIN TOWNSHIP, INDIANA, IN JULY, 1969, AND THAT THE LOCATION, DATE AND TIME OF RECORDING IS AS SHOWN ON THE ATTACHED RECORDING CERTIFICATE.

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND PARTS OF STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO AS AN ADDITION TO BE KNOWN AS "SOUTHWOOD", FRANKLIN TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL PARTS OF STREETS SHOWN ON THE ATTACHED PLAT AND HERETOFORE NOT DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE, AND ALL THE LOTS CONTAINED IN SAID PLAT OR ANY PORTION THEREOF SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:

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 TWO CARS.
2. NO DWELLING SHALL BE PERMITTED ON ANY LOT UNLESS THE GROUND FLOOR AREA OF THE MAIN STRUCTURE, EXCLUSIVE OF ONE STORY OPEN PORCHES AND GARAGES, SHALL BE NOT LESS THAN 1200 SQUARE FEET FOR A ONE STORY DWELLING, NOR LESS THAN 900 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY.
3. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT LOT LINE OR NEARER TO THE SIDE STREET LINE THAN THE MINIMUM BUILDING SET-BACK LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO A SIDE YARD LINE, AND THE TOTAL SIDE YARD SET-BACK (BOTH SIDES) MUST BE AT LEAST 25 FEET. A 5 FOOT SIDE YARD SET-BACK SHALL BE REQUIRED FOR AN ACCESSORY BUILDING NOT EXCEEDING 18 FEET IN HEIGHT AND IF DETACHED FROM THE PRINCIPAL BUILDING, IT SHALL BE LOCATED AT LEAST AS FAR BACK AS THE REAR OF THE PRINCIPAL BUILDING.
4. EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. UTILITY STRIPS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR INSTALLATION OF SEWER AND THE SEWER MAINS, POLES, DUCTS, LINES AND WIRES AND DRAINAGE, 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 STRIP OF LAND BY OWNERS OF LOTS IN THIS SUBDIVISION, WHO TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.
5. NO DWELLING SHALL BE ERECTED OR PLACED ON ANY LOT HAVING AN AREA OF LESS THAN 20,000 SQUARE FEET.
6. 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.
7. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.
8. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.
9. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, 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.
10. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.
11. 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.
12. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN TWO AND SIX FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES, OR IN THE CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.
13. NO SCREEN PLANTING OR HEDGE OR ANY FENCE MORE THAN 48 INCHES HIGH, SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE REAR SET-BACK LINE.
14. NO INDIVIDUAL WATER SUPPLY SYSTEM OR WASTE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS SUCH SYSTEM IS APPROVED BY LOCAL AUTHORITIES AND IS CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS, AND RECOMMENDATIONS OF THE INDIANA STATE BOARD OF HEALTH.
15. THESE RESTRICTIONS ARE HEREBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-FIVE (25) YEARS FROM THE DATE THESE COVENANTS ARE RECORDED AT WHICH TIME SAID COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEAR UNITS, AT ANY TIME FOLLOWING RECONVEYANCE, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF THE LOTS HAS BEEN ORDERED ADDRESSING TO CHANGE SAID COVENANTS IN WHOLE OR IN PART.
16. ENFORCEMENT 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.

MY COMMISSION EXPIRES:

I, Gilmore C. Smith, Surveyor, Licensed in Indiana and that this plat corrects an error in my map of July, 1969, and that the location, date and time of recording is as shown on the attached recording certificate.

UNDER AUTHORITY OF THE GENERAL ASSEMBLY OF INDIANA AND AN ORDINANCE OF THE COUNTY OF JOHNSON COUNTY OF JOHNSON COUNTY, INDIANA.

APPROVED BY THE BOARD OF SUPERVISORS
MARTIN H. BRANTSTADT
MARTIN BRANTSTADT, CLERK

UNDER AUTHORITY OF THE GENERAL ASSEMBLY, STATE OF INDIANA COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON COUNTY, INDIANA.

VICTOR CHILLEN, CLERK

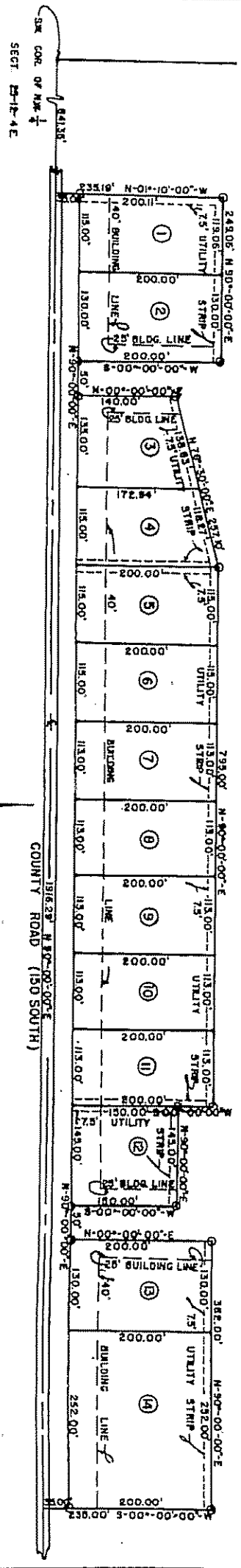
ENTERED FOR RECORD IN BOOK NO. 1111
FEE \$1.20

NO. 1111
RECORDED FOR RECORD IN BOOK NO. 1111

Gov Correction see Affidavit in Misc Rec. 46 Page 761

B-214

SOUTHWOOD NEEDHAM TWP. JOHNSON COUNTY, INDIANA



BE BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF SECTION, 841.35 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1 OZONCE 10 MINUTES 25.19 FEET; THENCE EAST 249.06 FEET; THENCE SOUTH 200.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 140.00 FEET; THENCE SOUTH 76 DEGREES 30 MINUTES EAST 257.10 FEET; THENCE EAST 795.00 FEET; THENCE NORTH 50.00 FEET; THENCE EAST 145.00 FEET; THENCE SOUTH 150.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 200.00 FEET; THENCE EAST 382.00 FEET; THENCE SOUTH 235.00 FEET; THENCE EAST 1916.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.01 - AC.

BE BEGINNING AT A POINT ON THE SOUTH LINE OF SAID HALF SECTION, 841.35 FEET WEST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1 OZONCE 10 MINUTES 25.19 FEET; THENCE EAST 249.06 FEET; THENCE SOUTH 200.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 140.00 FEET; THENCE SOUTH 76 DEGREES 30 MINUTES EAST 257.10 FEET; THENCE EAST 795.00 FEET; THENCE NORTH 50.00 FEET; THENCE EAST 145.00 FEET; THENCE SOUTH 150.00 FEET; THENCE EAST 50.00 FEET; THENCE NORTH 200.00 FEET; THENCE EAST 382.00 FEET; THENCE SOUTH 235.00 FEET; THENCE EAST 1916.29 FEET TO THE PLACE OF BEGINNING, CONTAINING 9.01 - AC.

IN WITNESS WHEREOF, THIS INSTRUMENT WAS EXECUTED BY THE UNDERSIGNED OFFICERS OF FRANKLIN HOMES, INCORPORATED, AND IN PRESENCE OF SUCH OFFICERS, THIS 15th DAY OF August, 1985.

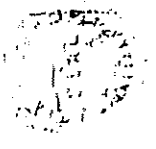
FRANKLIN HOMES, INCORPORATED
BY ROBERT M. BRYANT, PRESIDENT

ATTEST:
Elva A. Brantigan
ELVA L. BRANTIGAN, CLERK SECRETARY

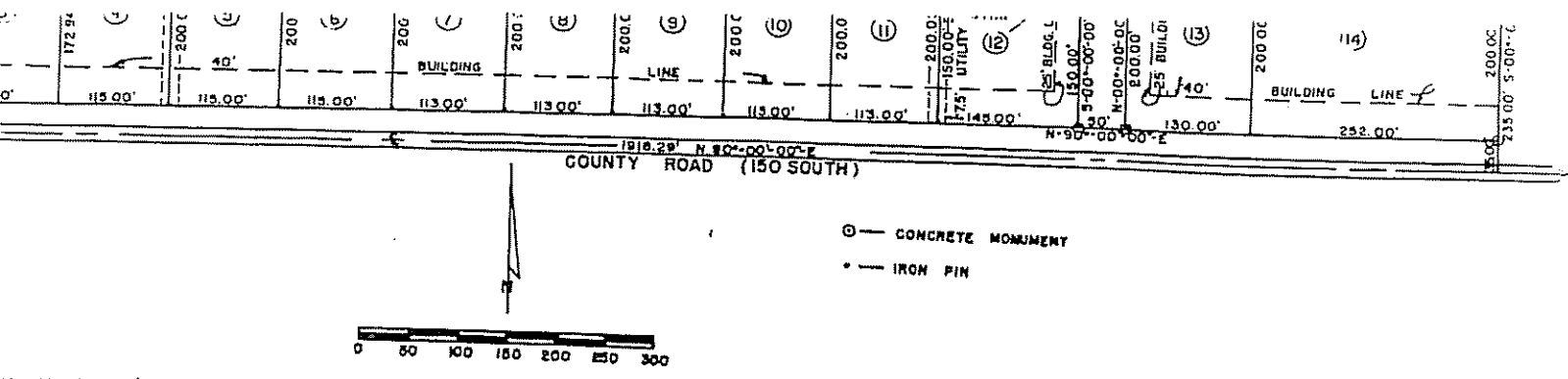
STATE OF INDIANA } 59
COUNTY OF JOHNSON }

HEREBY SUBDIVIDE SAID REAL ESTATE INTO LOTS AND PARTS OF STREETS IN ACCORDANCE WITH THE PLAT ATTACHED HERETO AS A CONDITION TO BE KNOWN AS "SOUTHWOOD" IN JOHNSON COUNTY, INDIANA. ALL PARTS OF SAID REAL ESTATE NOT DEPOSITED ARE HEREBY DEPOSITED TO PUBLIC USE, AND ALL THE LOTS CONTAINED IN SAID PLAT BE ARE POSITIONED IN ACCORDANCE WITH THE FOLLOWING RESTRICTIONS:

1. No lot shall be used except as hereinafter provided, and no other use shall be permitted in or on any lot.



PLAT FOR PUBLIC



FRANKLIN HOMES, INCORPORATED, AN INDIANA CORPORATION, OF THE FOLLOWING DESCRIBED REAL ESTATE:

SECTION 12 NORTH RANGE 4 EAST OF THE FOLLOWING:

LINE OF SAID HALF SECTION, 841.35 FEET HENCE NORTH 1 DEGREE 10 MINUTES WEST HENCE SOUTH 200.00 FEET; THENCE EAST NORTH 76 DEGREES 30 MINUTES EAST 257.10 FEET; THENCE SOUTH 50.00 FEET; THENCE WEST 145.00 FEET; THENCE NORTH 200.00 FEET; THENCE WEST 1916.29 FEET

IN WITNESS WHEREOF, THIS INDENTURE HAS BEEN EXECUTED BY THE UNDERSIGNED OFFICERS OF FRANKLIN HOMES, INCORPORATED, FOR AND IN BEHALF OF SUCH CORPORATION, THIS 26th DAY OF AUGUST, 1965.

FRANKLIN HOMES, INCORPORATED
BY ROBERT M. BRYANT, PRESIDENT

ATTEST:
Elba L. Bramiglin, Jr.
ELBA L. BRAMIGLIN, JR., SECRETARY

STATE OF INDIANA } SS
COUNTY OF JOHNSON }

I, THE UNDERSIGNED, A NOTARY PUBLIC DULY COMMISSIONED TO TAKE ACKNOWLEDGMENTS AND ADMINISTER OATHS IN THE STATE OF INDIANA, CERTIFY THAT ROBERT M. BRYANT, PRESIDENT, AND ELBA L. BRAMIGLIN, JR., SECRETARY, OF FRANKLIN HOMES, INCORPORATED, PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INDENTURE, FOR AND IN BEHALF OF SUCH CORPORATION, AS THEIR DULY AUTHORIZED ACTS THIS 26th DAY OF August, 1965.

WITNESS MY HAND AND NOTARIAL SEAL
Pearl Smith
PEARL SMITH, NOTARY PUBLIC

MY COMMISSION EXPIRES:
July 31, 1966

I, GILMORE C. ASPENALP, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN JULY, 1965, AND THAT THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Gilmore C. Aspenalp
GILMORE C. ASPENALP
REG. LAND SURVEYOR NO. 9792
JULY 31, 1965



UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THEREOF AND AN ORDINANCE ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF JOHNSON, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE COUNTY OF JOHNSON AS FOLLOWS:

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION AT A MEETING HELD August 21, 1965.
Marlin H. Prince - MARLIN PRINCE, CHAIRMAN
Ray F. Hendricks - RAY F. HENDRICKS, SECRETARY

UNDER AUTHORITY PROVIDED BY CHAPTER 47, ACTS OF 1951, OF THE GENERAL ASSEMBLY, STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, INDIANA, AT A MEETING HELD ON THE 21st DAY OF AUGUST, 1965.

Victor Cullen - VICTOR CULLEN, MEMBER
George Harrington - GEORGE HARRINGTON, MEMBER
John Griffith - JOHN GRIFFITH, MEMBER

ENTERED FOR TAXATION THIS 26th DAY OF August, 1965
FEE 5.120

Herbert R. Whitaker
HERBERT R. WHITAKER, CLERK
JOHNSON COUNTY, INDIANA

NO. 11844
RECEIVED FOR RECORD THIS 26 DAY OF August, 1965,
AT 12:40 P.M. AND RECORDED IN PLAT BOOK 6, PAGE NO. 37.

Mary Lynn Harting
MARY LYNN HARTING, RECORDER
JOHNSON COUNTY, INDIANA

PREPARED BY
FREEBE AND ASSOCIATES
CIVIL ENGINEERS
FRANKLIN, INDIANA

... FENCE MORE THAN 48 INCHES HIGH, ...
... WASTE DISPOSAL SYSTEM SHALL BE ...

... COVENANTS RUNNING WITH ...
... ALL PERSONS CLAIMING UNDER ...

... IN EQUITY AGAINST ...