



# **DAVID BRENTON'S TEAM**

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## **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.**

**VENTURE SUBDIVISION**  
WHITE RIVER TOWNSHIP, JOHNSON COUNTY

**PLAT RESTRICTION**  
**Annexation Waiver**

All lot owners who subsequently tap into or are connected with the 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 MARCH 29 1996 and recorded in the Johnson County Recorder's Office as Instrument Number 96006298.

**PUBLIC STREETS** - The streets and public rights-of-way shown herein, subject to construction standards and acceptance, are hereby dedicated to the public use, to be owned and maintained by the governmental body having jurisdiction.

We, the undersigned, owners of the real estate shown and described herewith, do hereby lay off, plat, and subdivide said real estate in accordance with the herein plat.

Witness my hand and seal this 11<sup>th</sup> day of April, 1997.

The Venture Capital Group, Inc.

Fred C. Johnson  
Printed: Fred C. Johnson  
Title: President

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF JOHNSON    )

Before me, the undersigned notary public, in and for Johnson County, Indiana, personally appeared Fred C. Johnson, and each separately and severally acknowledged the execution of the foregoing instrument as their voluntary act and deed for the purpose expressed herein.

WITNESS MY HAND AND SEAL THIS 11<sup>th</sup> DAY OF April, 1997

Rhanda W. Cobb  
Notary Public

Johnson  
County of Residence

Sept. 25, 1999  
My commission expires

Rhanda W. Cobb  
Notary typed or written



CERTIFICATE OF APPROVAL

After having given public notice of time, place and nature of hearing on the application for primary approval of this Subdivision by the publication in THE DAILY JOURNAL more than ten days before the date of hearing, under authority provided by Chapter 138, Acts of 1957, enacted by the Indiana General Assembly, and all acts supplemental and amendatory thereto, this plat given primary approval by a majority of the members of the Johnson County Plan Commission at a meeting held on 27<sup>th</sup>, day of FEBRUARY, 1995

Approved by the Johnson County Planning Commission:

BY: Ronald Eastburn  
Ronald Eastburn, Chairman

BY: Rick Chase  
Rick Chase, Secretary

COPY RECEIVED BY County Assessor Marla A. Hash  
Marla A. Hash

Under authority provided by Chapter 47, Acts of 1951, 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 21<sup>st</sup> day of APRIL, 1997.

Alfred T. Chappel  
Alfred T. Chappel

Joseph E. DeHart  
Joseph E. DeHart

William F. Walker  
William F. Walker

Approved by the Johnson County Drainage Board this 1<sup>st</sup> day of APRIL, 1997

Recommended for Approval Jeffrey A. Colvin  
Jeffrey A. Colvin, Planning Director

The Johnson County Board of Commissioners DO NOT enforce Subdivision Covenants.

Approved by the Johnson County Health Department in accordance with the Subdivision Control Ordinance.

John Bonsett  
John Bonsett, County Sanitarian

BE IT RESOLVED by the Board of Public Works and Safety, City of Greenwood, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this 10<sup>th</sup> day of April, 1997.

Charles E. Henderson  
CHARLES E. HENDERSON, MAYOR

Kevin A. Hoover  
KEVIN A. HOOVER, MEMBER

Warren E. Beville  
WARREN E. BEVILLE, MEMBER

ATTEST: Genevieve Worsham  
GENEVIEVE WORSHAM, CLERK-TREASURER

ENTERED FOR TAXATION this 24 day of April, 1997.

Deborah A. Shutta  
Deborah A. Shutta, Auditor  
Johnson County, Indiana

No. 97008087 RECEIVED FOR RECORD this 24th day of April  
1997, at 11:43 AM and Recorded in Plat Book D, Page 43 A4B

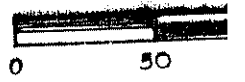
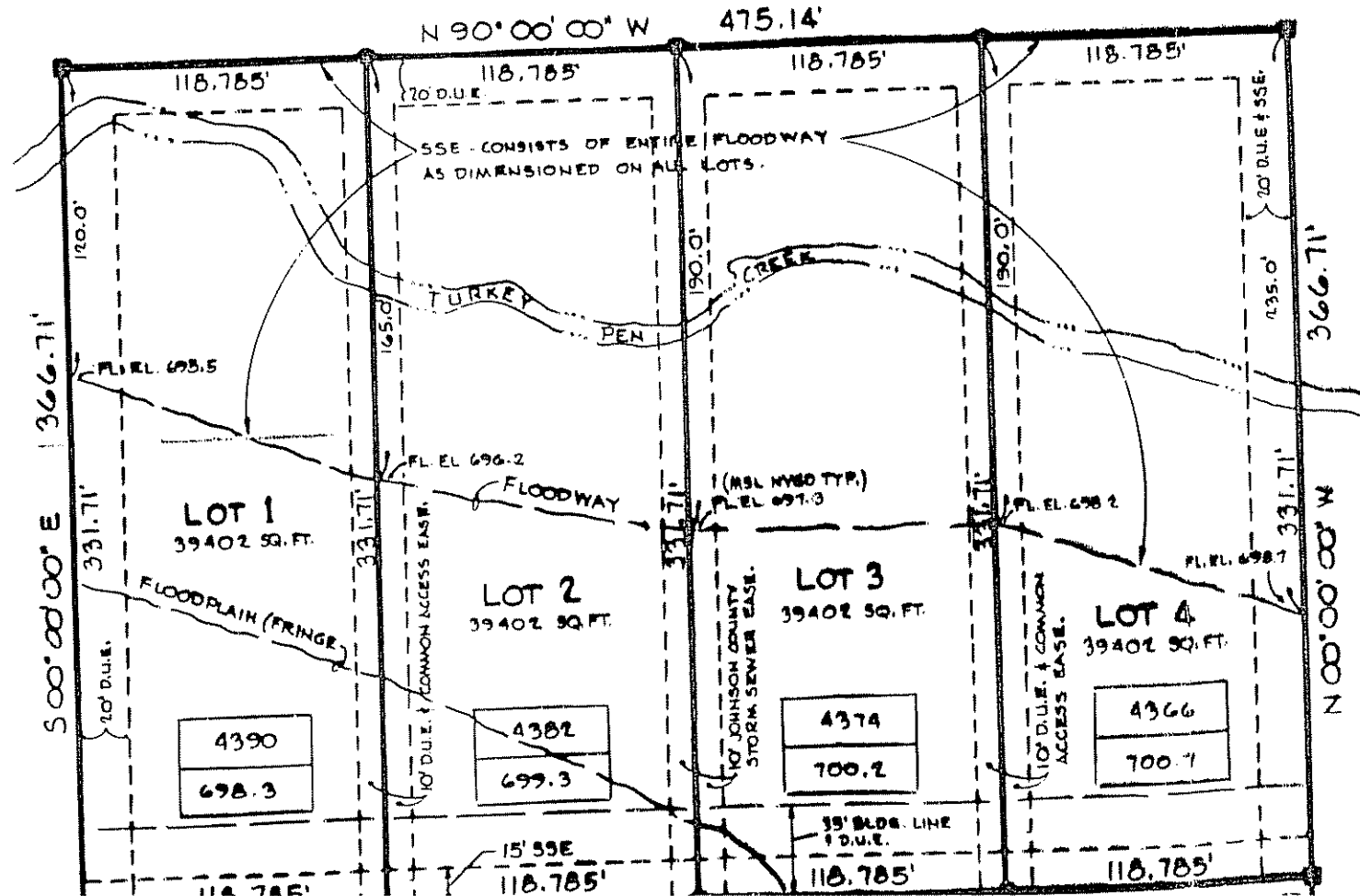
Jan Harmon  
Jan Harmon, Recorder  
Johnson County, Indiana

D-43A

# VENTURE SUBDIVISION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY

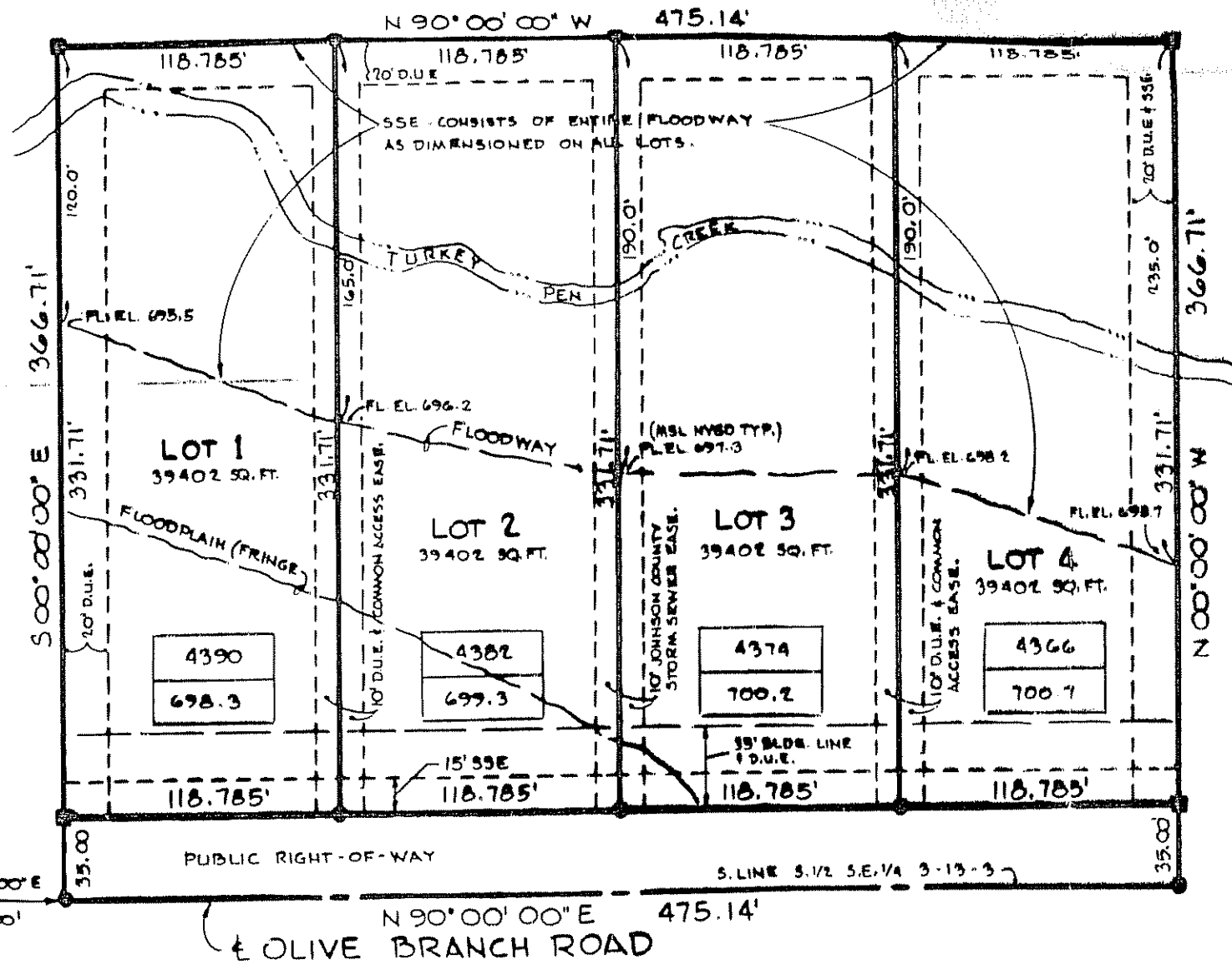
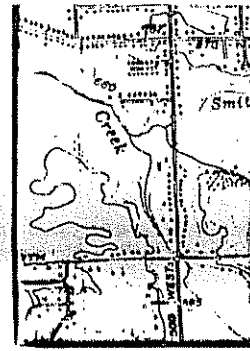
- 4300 ----- ADDRESS
- 698.0 ----- MIN FIN FLR ELEV.
- ----- 4" x 4" x 48" CONC MOI
- ----- 5/8" x 24" IRON PIN



# VENTURE SUBDIVISION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY

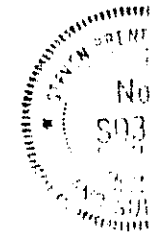
4" x 4" x 48" CONC MON  
 5/8" x 24" IRON PIN



A part of the South Half of the Second Principal Meridian, particularly described as follows:

Commencing at the South line of the Second Principal Meridian, 00 minutes 00 seconds East of Beginning; thence south 00 feet along said South line; thence North 90 degrees 00 minutes 00 seconds East of Beginning, containing 4 acres, more or less, and restrictions of title.

I, Steven B. Williams, County Clerk of Indiana; that this plat was filed for record on the 19th day of September, 1997; that all monuments are accurately shown and more than one foot in length, and that the subdivision ordinance is hereby approved.

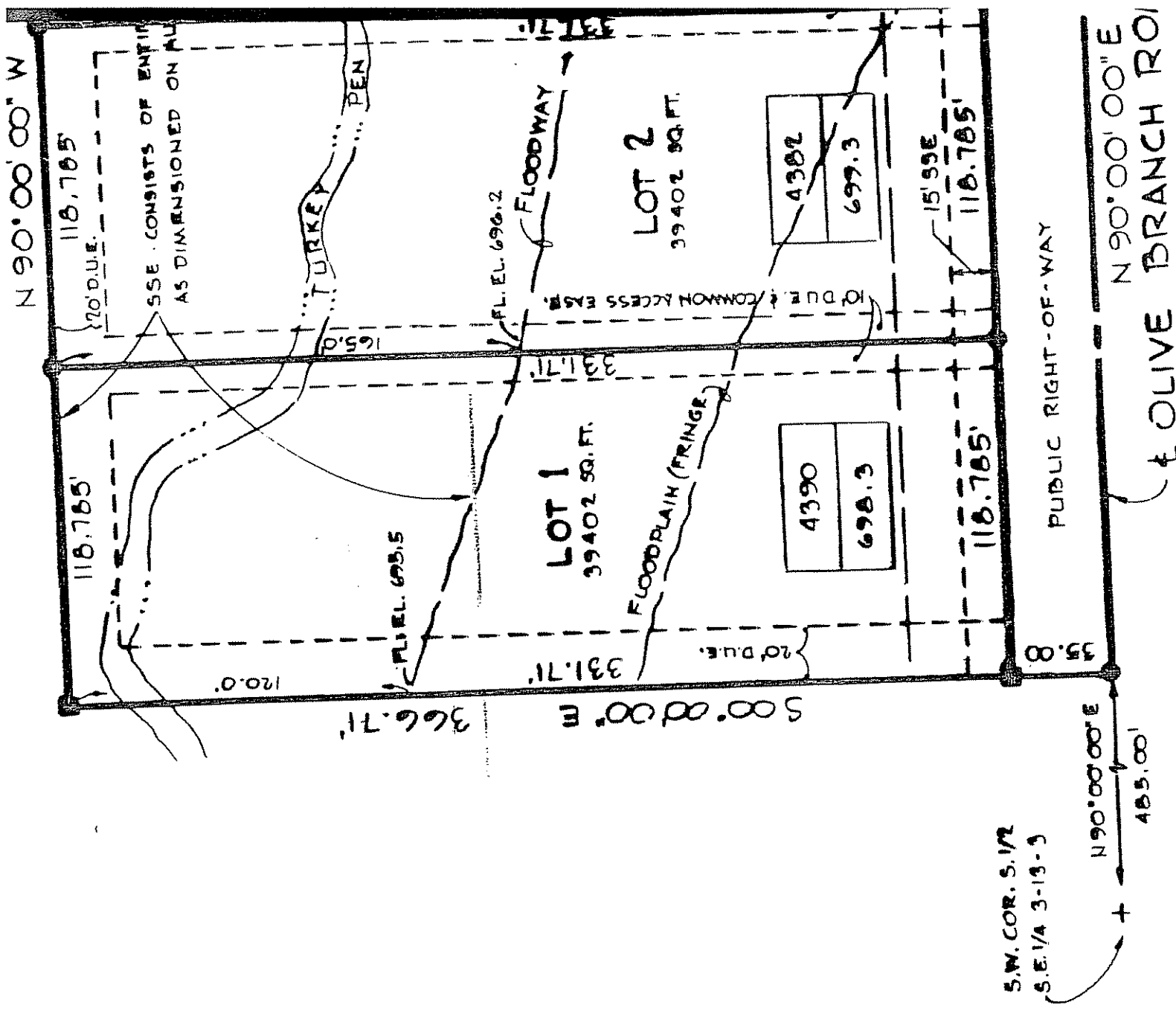


N. COR. S 1/2 E 1/4 3-13-3

**Note:** Driveways onto County Road 800 North are to be placed only in the two Common Access Easements. Lots 1 and 2 and Lots 3 and 4 will share a common driveway.

Johnson County Storm Easement denotes storm sewer easement granting to Johnson County the right to erect, construct and install, and use, operate, inspect, repair, maintain, replace and remove storm sewer facilities.

Lots are subject to drainage easements, sewer easements and utility easements, either separately or in any combination of the three, as shown on the plat, which are reserved for the use of lot owners, public utility companies and governmental agencies as follows: (A) **Drainage Easements (D.E.)** are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of each land owner to maintain the drainage across his or her lot. Under no circumstance shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict, in any manner, the waterflow. Said areas are subject to construction or reconstruction to any extent, necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by



**NOTE:** Driveways onto County Road 800 North are to be placed only in the two Common Access Easements. Lots 1 and 2 and Lots 3 and 4 will share a common driveway.

Johnson County Storm Easement denotes storm sewer easement granting to Johnson County the right to erect, construct and install, and use, operate, inspect, repair, maintain, replace and remove storm sewer facilities.

No storm water pump or storm water drain may be connected to sanitary sewers.

**NOTES:** "SSE" denotes sanitary sewer easement granting to the City of Greenwood, its heirs and assigns, the right to erect, construct, and install, and use, operate, inspect, repair, maintain, replace and remove sanitary sewer facilities.

Where the sanitary drainage system can discharge into the sewer 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 part of the drainage system cannot be discharged into 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 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.

475.14'

118.785'

118.785'

ENGINE FLOODWAY  
ON ALL LOTS.

190.0'

190.0'

366.71'

235.0'

(MSL HYD TYP.)  
P.L. EL. 997.3

P.L. EL. 998.2

LOT 3  
3940± SQ. FT.

FOR JOHNSON COUNTY  
STORM SEWER EASE.

4374  
700.2

35' BLDG. LINE  
1 D.U.E.

118.785'

LOT 4  
3940± SQ. FT.

FOR D.U.E. & COMMON  
ACCESS EASE.

4366  
700.7

118.785'

391.8'

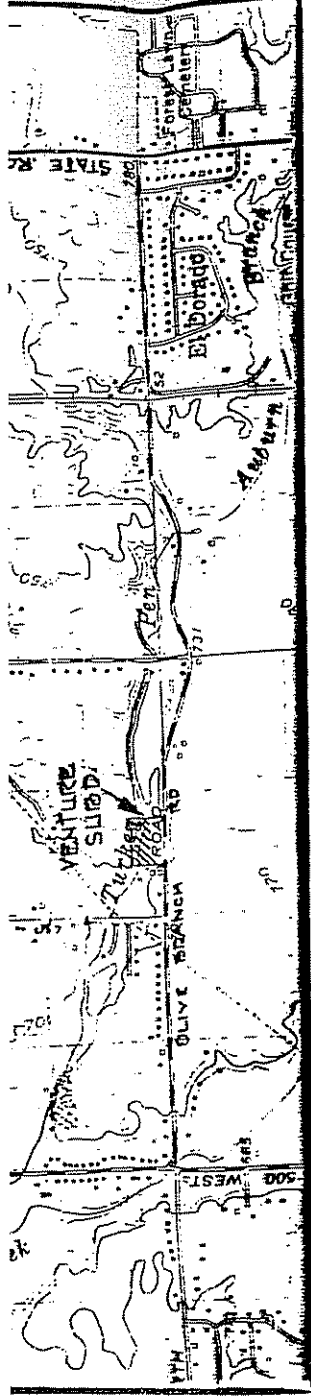
S. LINE 3/12 S.E. 1/4 3-13-3

475.14'  
ROAD



Lots are subject to drainage easements, sewer easements and utility easements, either separately or in any combination of the three, as shown on the plat, which are reserved for the use of lot owners, public utility companies and governmental agencies as follows: (A) Drainage Easements (D.E.) are created to provide paths and courses for area and local storm drainage, either overland or in adequate underground conduit, to serve the needs of the subdivision and adjoining ground and/or public drainage system; and it shall be the individual responsibility of each land owner to maintain the drainage across his or her lot. Under no circumstance shall said easement be blocked in any manner by the construction or reconstruction of any improvement, nor shall any grading restrict, in any manner, the waterflow. Said areas are subject to construction or reconstruction to any extent, necessary to obtain adequate drainage at any time by any governmental authority having jurisdiction over drainage or by the developer of the subdivision. Said easements are for the mutual use and benefits of the owners of all lots in the addition and are a servitude upon such land for the benefit of the owners of other land included within the Venture Subdivision, upstream or downstream, affected by such use. (B) Sewer Easements (S.E.) are created for the use of local governmental agency having jurisdiction over the sanitary waste disposal system designated to serve the addition of the purpose of installation and maintenance of sewers that are a part of said system. Each owner of a lot must connect with any public sanitary sewer available. (C) Utility Easements (U.E.) are created for the use of public utility companies, not including transportation companies, for the installation, maintenance, repair and replacement of mains, ducts, poles, line and wires, meters, and meter boxes. All such easements include the right of reasonable ingress and egress for the exercise of rights, including reading of the meters. No structure, including fences, shall be built on any drainage, sewer or utility easements.

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LOCATION MAP  
1" = 2000'



**LEGAL DESCRIPTION**  
**FOR THE VENTURE CAPITAL GROUP**

A part of the South Half of the Southeast Quarter of Section 3, Township 13 North, Range 3 East of the Second Principal Meridian in White River Township, Johnson County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Half Quarter Section; thence North 90 degrees 00 minutes 00 seconds East 485.00 feet along the South line of said Half Quarter Section to the Point of Beginning; thence continuing North 90 degrees 00 minutes 00 seconds East a distance of 475.14 feet along said South line; thence North 00 degrees 00 minutes 00 seconds West a distance of 366.71 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 475.14 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 366.71 feet to the Point of Beginning of this description, containing 4.000 acres, more or less, subject however to all legal easements, rights-of-way and restrictions of record.

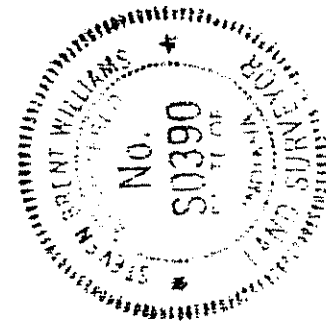
**LAND SURVEYOR'S CERTIFICATE**

I, Steven B. Williams hereby certify that I am a Registered Professional Land Surveyor in the State of Indiana; that this plat correctly represents a survey completed by me on 4-9; that all monuments shown thereon actually exist, and that their location, size, type and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one foot in ten thousand feet; and that this plat complies with provisions of the Subdivision Ordinance.

*Steven B. Williams*

Steven B. Williams  
Registered Land Surveyor No. S0390

Date: 4-9-97



PREPARED BY:  
FRANKLIN ENGINEERING COMPANY  
151 West Jefferson Street  
Franklin, Indiana 46131