



# **DAVID BRENTON'S TEAM**

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

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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.**

R E P L A T

W O O D C R E E K E S T A T E S

BEFORE ALL MEN BY THESE PRESENTS: THAT FRANKLIN J. JACKSON AND LEVITT JACKSON OF JOHNSON COUNTY, STATE OF INDIANA, BEING THE OWNERS IN FEE SIMPLE OF THE FOLLOWING DESCRIBED REAL ESTATE IN SAID COUNTY, STATE OF INDIANA, TO-WIT:

A part of the West Half of the West Half of Section 26, and part of the Northeast Quarter of Section 27, all being in Township 14 North, Range 3 East, Johnson County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the West half of the Northeast Quarter of said Section 26; running thence South 1°-55'-29" West and along the East line of said Half-Quarter 2651.27 feet to the Southeast corner thereof; thence South 2°-15'-29" West and along the East line of the West Half of the Southwest Quarter of said Section 26, a distance of 819.17 feet to the Easterly right-of-way line of the Illinois Central Railroad; thence North 38°-17'-30" West and along said right-of-way line 1531.05 feet to the I.C. of a curve to the right, said curve having a radius of 1361.0 feet; thence in a North-easterly direction along said curve and along said right-of-way line 584.54 feet; thence South 80°-57'-43" East 749.40 feet; thence South 1°-43'-46" East 125.10 feet; thence North 8°-52'-33" East 341.15 feet; thence South 88°-51'-30" West 722.73 feet to the Easterly right-of-way line of the Illinois Central Railroad; thence North 1°-20'-31" East and along said right-of-way line 579.93 feet, said point being 439.00 feet South of and 14.65 feet West of the Northeast corner of the Northeast Quarter of Section 27; thence South 89°-15' East 1194.23 feet, more or less thence North 1°-55'-29" East 450.10 feet to the North line of the West Half of the Northeast Quarter of said Section 26; thence South 89°-15' East and along the North line of said Section 27, a distance of 161.51 feet to the point of beginning, containing 12.82 acres, more or less.

Subject to all legal highways and rights-of-way.

Do hereby subdivide said real estate into lots and streets in accordance with the plat hereon, said subdivision to be known as "Wood Creek Estates", in White River Township, Johnson County, Indiana. This subdivision consists of 103 lots, numbered from 1 to 103, both inclusive with streets as shown hereon. The size of the lots and widths of the streets are shown in figures hereon in feet and decimal parts thereof. All streets and parts of roads, as shown on this plat and if heretofore not dedicated, are hereby dedicated to public use.

There are strips of ground marked "utility and drainage strips" shown on this plat which are hereby reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires. Purchasers of lots in this subdivision shall take title subject to the easements hereby created and subject at all times to the rights of proper authorities to service the utilities and the easements hereby created, and no permanent structure of any kind, and no part thereof, except fences, shall be built, erected or maintained on said "utility and drainage strips".

There are strips of ground marked drainage easement which are hereby reserved for the installation and maintenance of drainage improvements. Purchasers of lots in this subdivision shall take title subject to the easement hereby created and subject at all times to the proper authorities and no permanent structure of any kind shall be built, erected or maintained on said drainage easements.

The lots in this subdivision and the use of the lots in this subdivision by present and future owners or occupants shall be subject to the following conditions and restrictions, which shall run with the land:

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 lot to be used exclusively in bright and a private garage for not more than three (3) 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 1,000 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 setback line shown on the recorded plat. No building shall be located nearer than 10 feet to a side yard line, and the total side yard setback (both sides) must be at least 25 feet. A 5 foot city yard setback

