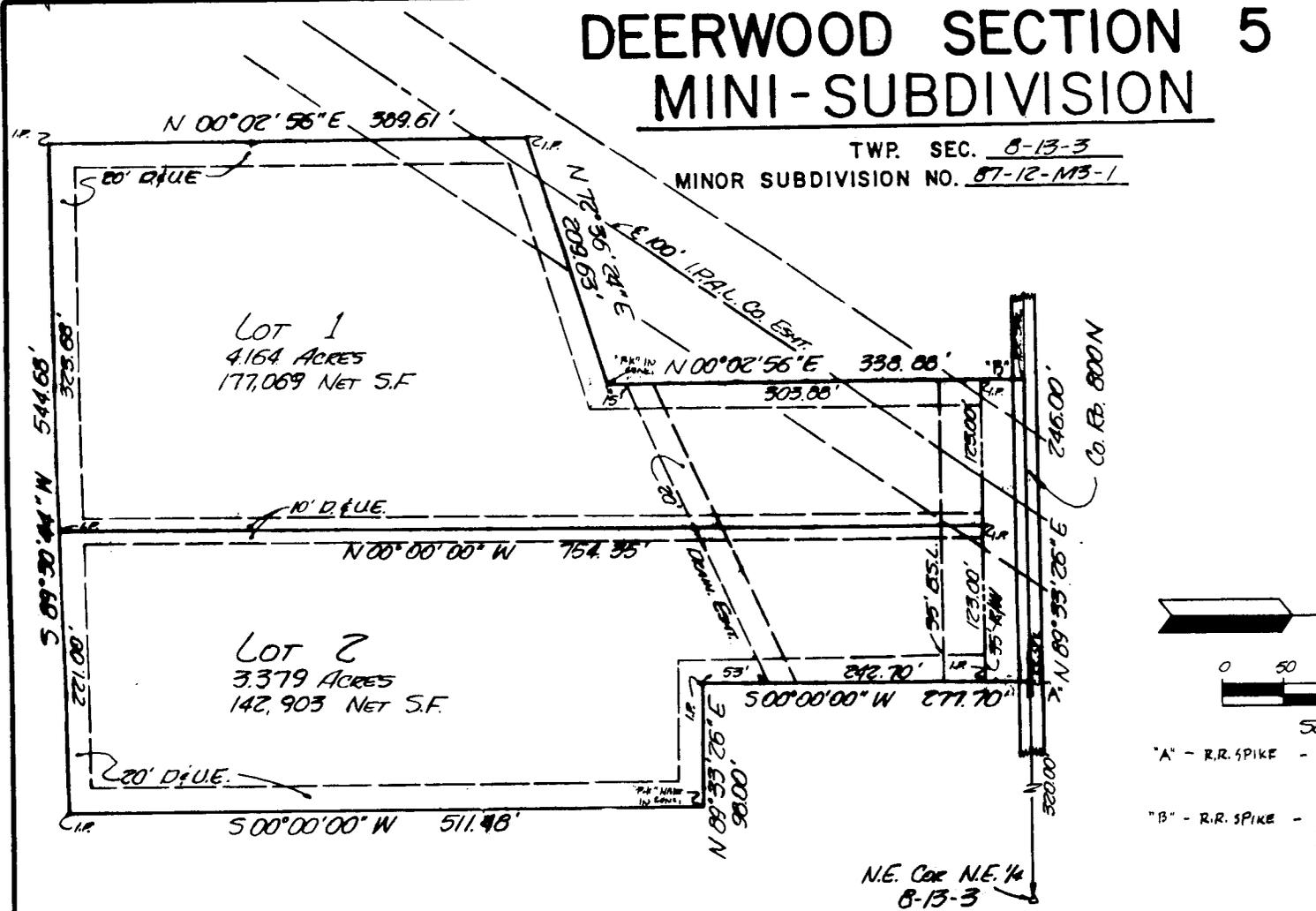


DC C slide 3 24

# DEERWOOD SECTION 5 MINI-SUBDIVISION

TWP. SEC. 8-13-3

MINOR SUBDIVISION NO. 87-12-M3-1



## DEDICATION CERTIFICATE

LEGAL

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

Part of the Northeast quarter of Sect. Second Principal Meridian described as

This subdivision shall be known and designated as DEERWOOD SECTION 5, an addition to WHITE RIVER TOWNSHIP, Johnson County, State of Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Beginning on the North line of the Northeast corner thereof; thence South to the East line of the said quarter a minutes 26 seconds East 98.00 feet; thence South 89 degrees 1 minutes 26 seconds East 511.48 feet; thence South 89 degrees 1 minutes 26 seconds East 209.63 feet; East 338.88 feet to the North line of the Point of Beginning containing 7.5 rights-of-way and easements.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

LAND SURVEY

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in easements. The easement area of each lot and all improvements thereon shall be maintained continuously by the owner of the lots, except for those improvements which a public authority or utility is responsible.

STEVEN B. WILLIAMS

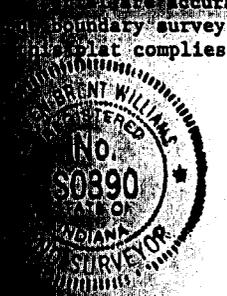
Drainage ditches along all roads and streets shall be preserved and kept unobstructed so long as roadway is not curbed; each driveway over a drainage ditch shall be provided with a drainage structure with size, materials, length, location and grade approved by the Johnson County Highway Department.

Any field tile or underground drain which is encountered in construction of any improvements within this Subdivision shall be perpetuated by all owners of lots in this Subdivision and their successors shall comply with the Indiana Drainage Code of 1965, and all amendments thereto.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under the same on and after January 1, 2005, at which time said covenants and restrictions shall be automatically extended for successive ten year periods until a majority vote of the then current owners of the subdivided lots shall vote to change such covenants and restrictions in whole or in part.

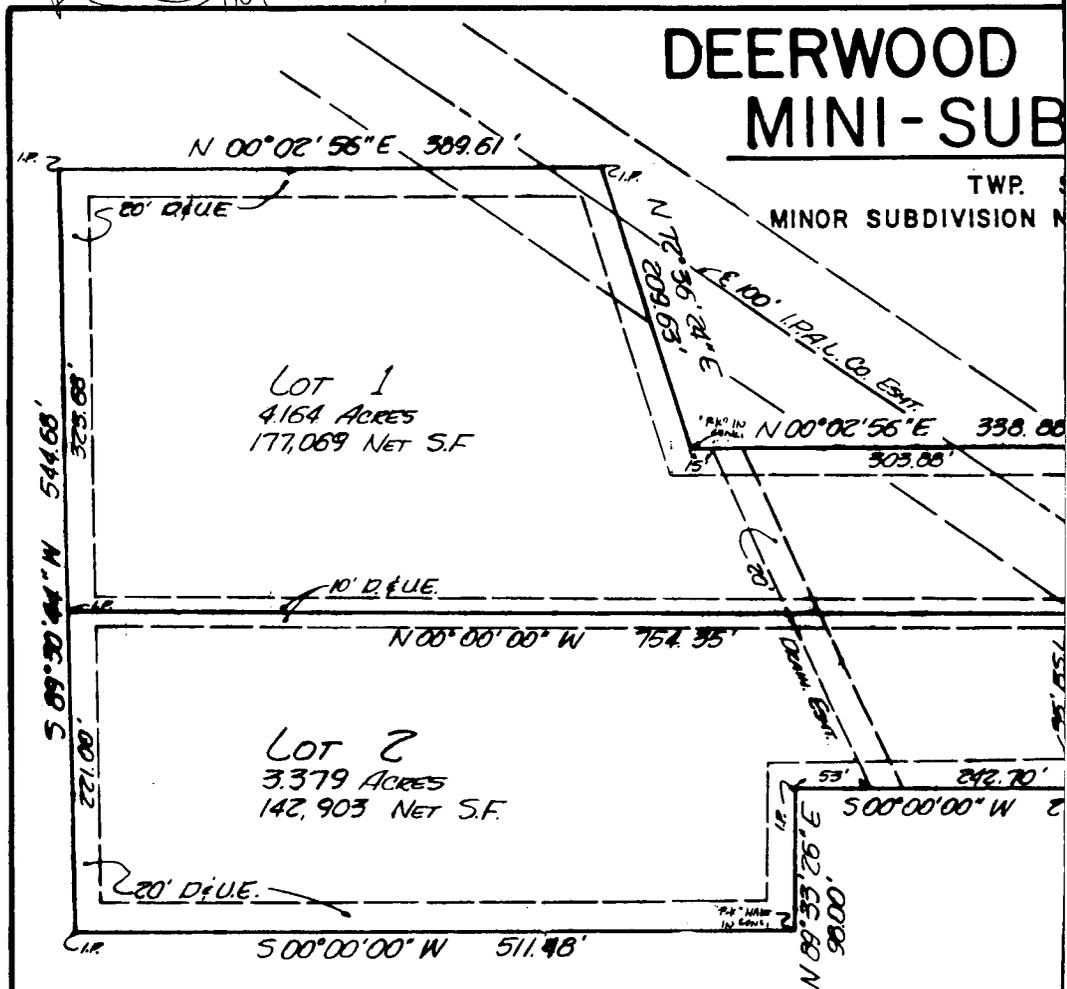
Invalidation of any of the foregoing covenants and restrictions by any court judgement or court order shall in no way affect or impair the validity of the same and shall not so affected.

The right to enforce these provisions by injunction shall be reserved to the owners of the lots in this subdivision and to their heirs, assigns and successors in interest. This plat was recorded on this 21 day of August, 2005.



DC Slide 324

# DEERWOOD MINI-SUB



N.E. Cor  
B-1

### DEDICATION CERTIFICATE

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

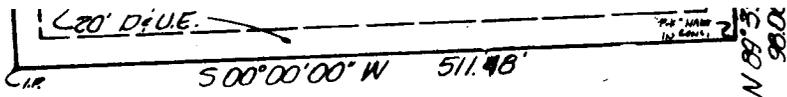
This subdivision shall be known and designated as DEERWOOD SECTION 5, an addition to WHITE RIVER TOWNSHIP, Johnson County, State of Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in easements. The easement area of each lot and all improvements thereon shall be maintained continuously by the owner of the lots, except for those improvements for which a public authority or utility is responsible.

Drainage ditches along all roads and streets shall be preserved and kept unobstructed so long as roadway is not curbed; each driveway over a drainage ditch shall be provided with a drainage structure with size, materials, length, location and grade approved by the Johnson County Highway Department.

Any field tile or underground drain which is encountered in construction of any improvements within this Subdivision shall be perpetuated, and all owners of lots in this Subdivision and their successors shall comply with the provisions of the Indiana Code of 1965, and all amendments thereto.



N.E. Co  
B-12

DEDICATION CERTIFICATE

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

This subdivision shall be known and designated as DEERWOOD SECTION 5 TOWNSHIP, an addition to WHITE RIVER, Johnson County, State of Indiana. All streets, alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in easements. The easement area of each lot and all improvements thereon shall be maintained continuously by the owner of the lots, except for those improvements for which a public authority or utility is responsible.

Drainage ditches along all roads and streets shall be preserved and kept unobstructed so long as roadway is not curbed; each driveway over a drainage ditch shall be provided with a drainage structure with size, materials, length, location and grade approved by the Johnson County Highway Department.

Any field tile or underground drain which is encountered in construction of any improvements 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.

The foregoing covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them until January 1, 2005, at which time said covenants and restrictions shall be automatically extended for successive ten year periods, unless by a majority vote of the then current owners of the sites, it is agreed to change such covenants and restrictions in whole or part.

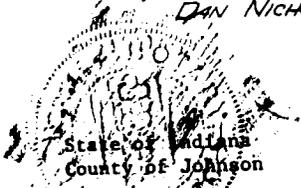
Invalidation of any of the foregoing covenants and restrictions by judgement or court order shall in no way affect remaining portions not so affected.

The right to enforce these provisions by injunction, together with the right to cause the removal by due process of law of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

Witness our hands and seals this 9<sup>th</sup> day of FEBRUARY, 1988

DAN NICHOLS

Daniel R. Nichols, Partner



Before me, the undersigned Notary Public, in and for Johnson County, Indiana, personally appeared Daniel R. Nichols, and each separately and severally acknowledged execution of the foregoing instrument as his/her voluntary act and deed, for the purpose expressed herein.

Witness my hand and seal this 9<sup>th</sup> day of February, 1988.

Notary Public Beth A. Brock

Residing In Brown County

My Commission Expires October 19, 1991

GENERAL NOTES TO ALL INTERESTED PARTIES

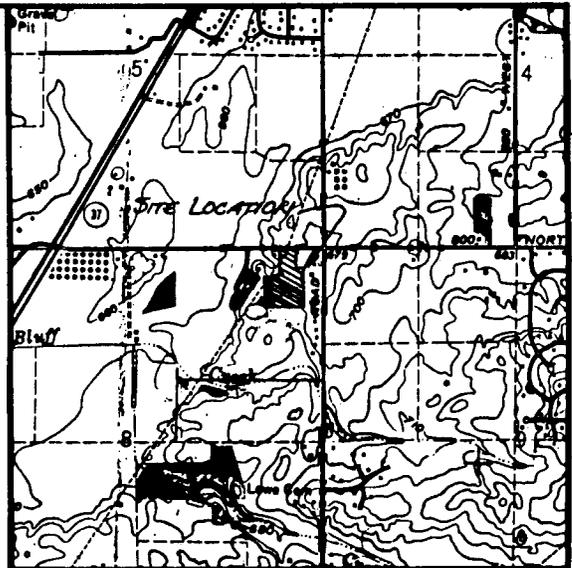
APPROVAL of this plat does not in any way relieve the Owner or Successors in Title of any previous existing legal easements, agreements, or right-of-way or other outstanding interest effecting said property, nor does its approval guarantee the Owner or Successors in Title of any construction permit. The Johnson County Board of Commissioners DO NOT enforce Subdivision Covenants.

Plat Prepared By:  
FRANKLIN ENGINEERING COMPANY 11-30-89 Easement agreement  
151 West Jefferson Street Deed 255 pg 334  
Franklin, Indiana 46131

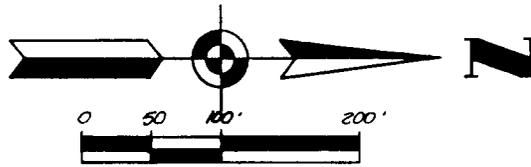
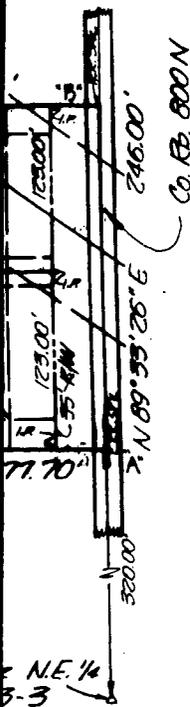
C-324

# SECTION 5 DIVISION

SEC. 8-13-3  
O. 87-12-MB-1



LOCATION MAP  
SCALE: 1"=200'



- "A" - R.R. SPIKE - IRON ROD SOUTH 35.00'  
"P-K" NAIL IN 4" DIA. FERN. POST NOV. 24.05  
"P-K" NAIL IN P.V.R. POLE S.W. 34.69
- "B" - R.R. SPIKE - IRON ROD SOUTH 35.00'  
"P-K" NAIL IN 1 1/2" SYCAMORE S.W. 70.07  
"P-K" NAIL 4" DIA. POST SOUTH 14.24

### LEGAL DESCRIPTION

Part of the Northeast quarter of Section 8, Township 13 North, Range 3 East of the Second Principal Meridian described as follows:

Beginning on the North line of the said quarter section 320.00 feet West of the Northeast corner thereof; thence South 0 degrees 00 minutes 00 seconds West parallel to the East line of the said quarter section 277.70 feet; thence North 89 degrees 33 minutes 26 seconds East 96.00 feet; thence South 0 degrees 00 minutes 00 seconds West 511.48 feet; thence South 89 degrees 30 minutes 44 seconds West 544.68 feet; thence North 00 degrees 02 minutes 56 seconds East 389.61 feet; thence North 72 degrees 36 minutes 24 seconds East 209.63 feet; thence North 00 degrees 02 minutes 56 seconds East 338.88 feet to the North line of the said quarter section; thence North 89 degrees 33 minutes 26 seconds East on and along the said North line 246.00 feet to the Point of Beginning containing 7.543 acres, more or less, subject to all legal rights-of-way and easements.

### 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 FEB. 1, 1988; 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: February 1, 1988