

# SPRING MEADOW WHITE RIVER TWP. JOHNSON CO., INDIANA

HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE. AFTER WHICH TIME, IF NO ACTIONS IS TAKEN, THE JOHNSON COUNTY DRAINAGE BOARD WILL CAUSE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

ACCORDING TO THE RESOLUTION AND ORDINANCE NO. 88-9 THE OWNER AND APPLICANT COVENANTS THAT ALL RESIDENCES CONSTRUCTED WITHIN THE PLAT OF SPRING MEADOW WILL CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE R-2 RESIDENTIAL DISTRICT OF THE ORDINANCE AND THAT EACH RESIDENCE, WITHOUT LIMITATION, WILL INCLUDE A TWO (2) GARAGE AND HARD SURFACED DRIVEWAY.

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, 2011, 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 JUDGMENT 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 HEREOF ERRECTED 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 MY HAND AND SEAL THIS 21st DAY OF June, 1988.

JUDITH A. HOEPING  
JUDITH A. HOEPING, VICE PRESIDENT  
SMITH VALLEY ENTERPRISES, INC.

STATE OF INDIANA )  
COUNTY OF JOHNSON )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED JUDITH A. HOEPING, VICE PRESIDENT, SMITH VALLEY ENTERPRISES, INC. AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS 21st DAY OF June, 1988.

*F. L. ...*

I, STEPHEN E. BOURQUEIN, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MAY 9, 1988; OF

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 14 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 SOUTHEAST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 15 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 295.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 16 MINUTES 42 SECONDS WEST 666.82 FEET TO A POINT ON THE EAST PROPERTY LINE OF THE VILLAS 11 THIRD SECTION, A SUBDIVISION IN JOHNSON COUNTY AS RECORDED IN PLAT BOOK 9, PAGE 87 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER; THENCE NORTH 00 DEGREES 24 MINUTES 28 SECONDS EAST ALONG SAID EAST PROPERTY LINE 363.41 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 42 SECONDS EAST 665.95 FEET TO A POINT ON SAID EAST LINE OF THE SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS WEST 363.39 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION AND CONTAINING 5.89 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

SUBJECT TO:

A 25 FEET PERPETUAL SEWER AND UTILITY EASEMENT AND RIGHT-OF-WAY OFF THE ENTIRE WEST END OF THE ABOVE DESCRIBED PROPERTY, AS RECORDED IN DEED RECORD 246, PAGE 972 IN THE OFFICE OF THE JOHNSON COUNTY RECORDER.

THIS SUBDIVISION CONTAINS SIXTEEN (16) LOTS NUMBERED ONE (1) THROUGH SIXTEEN (16) INCLUSIVE, TOGETHER WITH STREETS, RIGHTS-OF-WAYS AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL 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. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

WITNESS MY SIGNATURE THIS 3rd DAY OF May, 1988.

*Stephen E. Bourquein*  
STEPHEN E. BOURQUEIN  
REG. LAND SURVEYOR NO. S0441



WE, THE UNDERSIGNED, OWNERS OF REAL ESTATE IN ACCORDANCE WITH THE PLAT HEREIN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "SPRING MEADOW" 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.

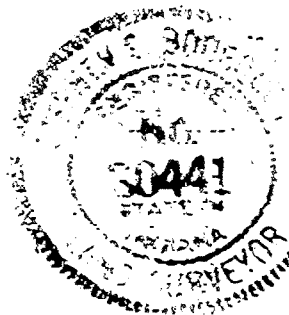
FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" (D. U. & E) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES AND DRAINAGE FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "SSE" ARE RESERVED FOR THE USE OF THE CITY OF GREENWOOD BOARD OF PUBLIC WORKS FOR THE INSTALLATION AND MAINTENANCE OF SANITARY SEWER MAINS, MANHOLES AND ALL APPURTENANCES. 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

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DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY, OR ON DEDICATED EASEMENTS, ARE NOT TO BE ALTERED, DUG OUT, FILLED IN, TILED, OR OTHERWISE CHANGED WITHOUT THE WRITTEN PERMISSION OF THE JOHNSON COUNTY DRAINAGE BOARD. PROPERTY OWNERS MUST MAINTAIN THESE SWALES AS SOODED GRASSWAYS, OTHER NON-ERODING SURFACES. WATER FROM ROOFS OR PARKING AREAS MUST BE CONTAINED ON THE PROPERTY LONG ENOUGH SO THAT SAID DRAINAGE SWALES OR DITCHES WILL NOT BE DAMAGED BY SUCH WATER. DRIVEWAYS MAY BE CONSTRUCTED OVER THESE SWALES OR DITCHES ONLY WHEN APPROPRIATE SIZED CULVERTS OR OTHER APPROVED STRUCTURES HAVE BEEN PERMITTED BY THE COUNTY DRAINAGE BOARD. ANY PROPERTY OWNER ALTERING, CHANGING, OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE