

SABLE RIDGE SECTION 1

White River Twp., Johnson Co., Indiana

DEDICATION CERTIFICATE

I, the undersigned, owner 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 "SABLE RIDGE SECTION 1", 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. Ease.) 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 community sanitation corporation 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 damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of 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.

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, 2010, 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 lots, it is agreed to change such covenants and restrictions in whole or part.

All residences are required to have a garage which will accommodate two (2) automobiles and the driveway shall be of concrete or asphalt material.

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 remonstrate against pending or future annexation by the City of Greenwood pursuant to a certain contract dated June 17, 1987 and recorded in the Johnson County Recorder's Office at Book 59, Page 606 on July 21, 1987.

Invalidation of any of the foregoing covenants and restrictions by judgment or court order shall in no way affect the 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 my hand and seal this 17th day of JUNE, 1987.
L.D.G., Inc.

Robert N. Thompson
Robert N. Thompson, President

STATE OF INDIANA)

The plat is rec

Gary V. Turn
Gary V. Turn

Approved by the
Subdivision Cor

Ronald Eastbur
Ronald Eastbur

Date: , 1987

Be it resolved that the dedication of this 17 day of

Russell H. Fet
Russell H. Fet

William A. Ray
William A. Ray,

Approved by the
, 1987.

Entered for tax

Sally L. Higdon
Sally L. Higdon,
Johnson County,

No. _____

Received for record and recorded in Fee 13.00

Jacqueline E. Ke
Jacqueline E. Ke
Johnson County,

DRAINAGE COVEN.

Drainage swales of way, or on de in, tiled, or other Johnson County I as sodded grassy parking areas mu

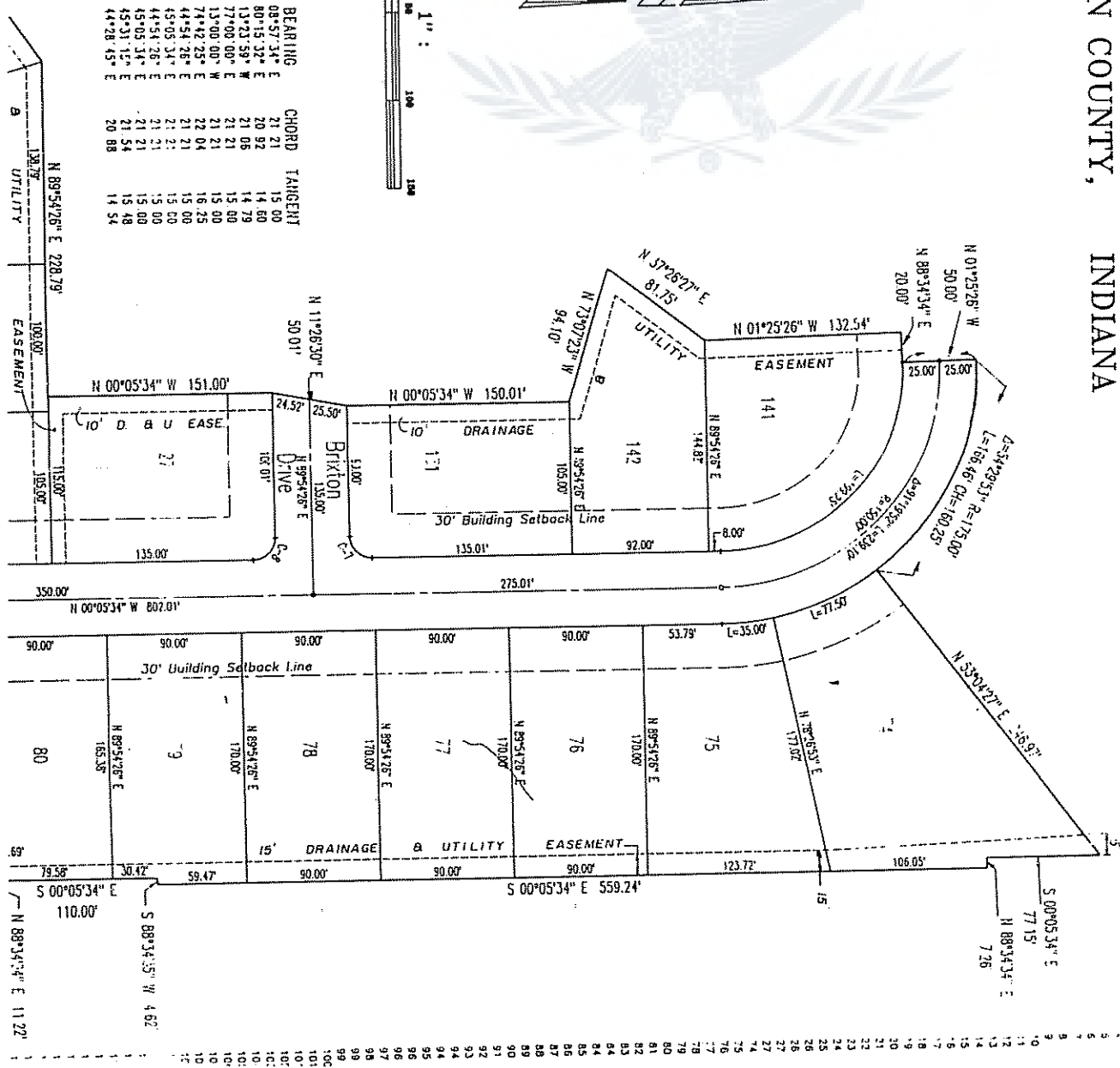
SABLE RIDGE SECTION I

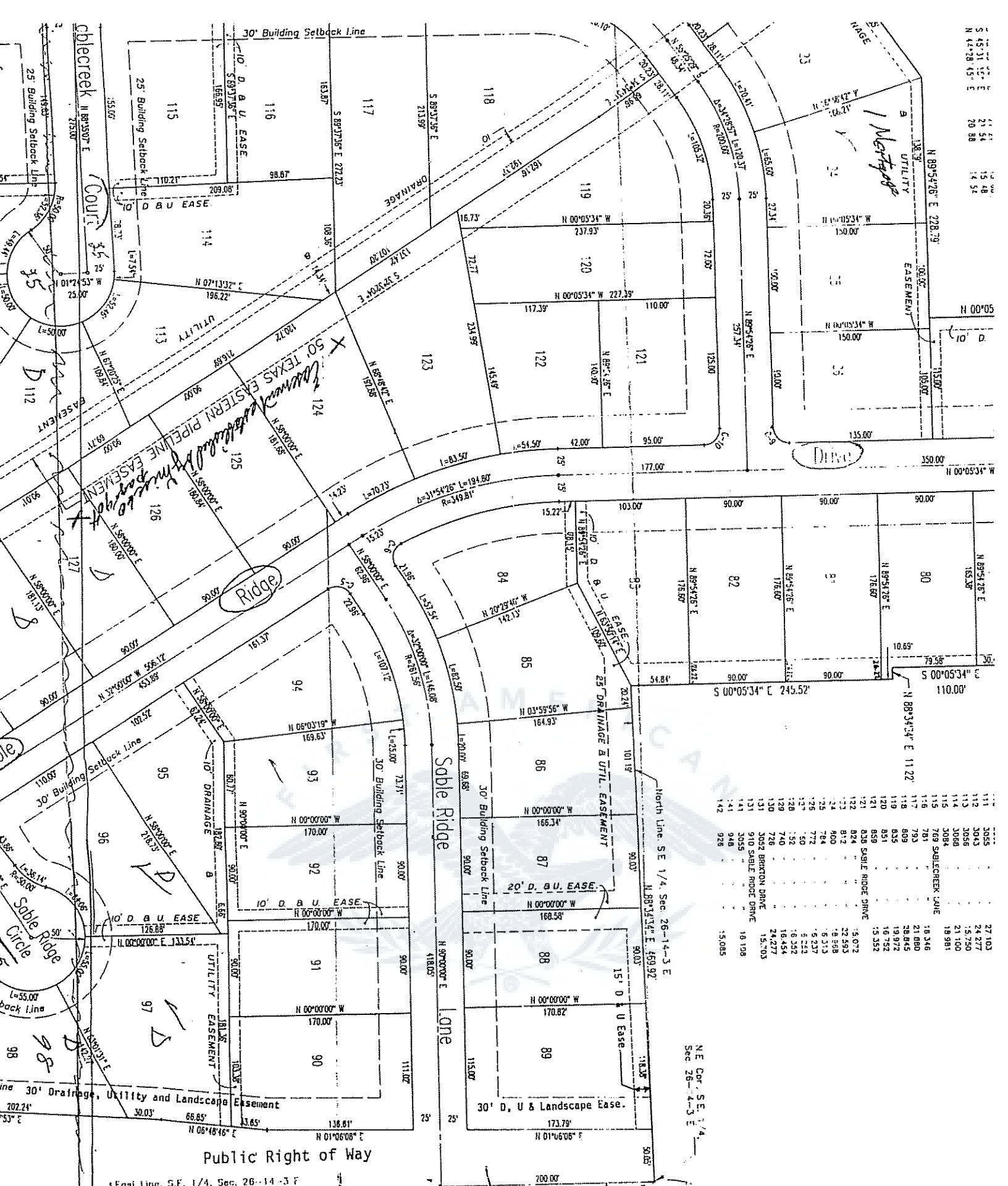
WHITE RIVER TWP., JOHNSON COUNTY, INDIANA

X Note: All lots are subject to a 30' Drainage and Utility Easement across their entire frontage adjacent to the public road right of way. *X* See Note: 59, p 816 attached

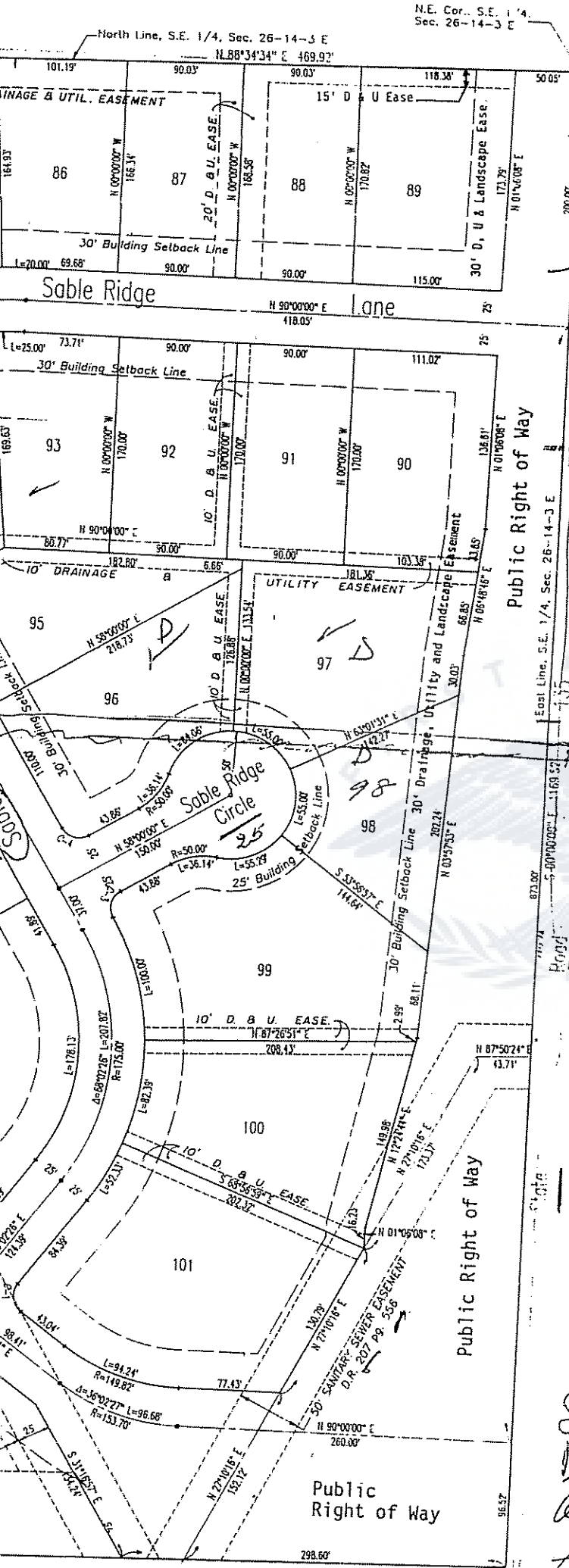


CURVE TABLE	NAME	ANGLE	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C-1	A=90°00'00"	15.00	23.58	S 08°51'34" E	21.21	15.00	
C-2	A=88°26'12"	15.00	23.15	N 80°18'32" E	20.92	14.80	
C-3	A=88°12'02"	15.00	23.35	S 13°23'59" W	21.06	14.79	
C-4	A=90°00'00"	15.00	23.56	S 77°06'00" E	21.21	15.00	
C-5	A=90°00'00"	15.00	23.56	S 13°00'00" W	21.21	15.00	
C-6	A=84°35'10"	15.00	24.76	S 74°42'25" E	22.04	16.75	
C-7	A=90°00'00"	15.00	23.56	N 44°54'28" E	21.21	15.00	
C-8	A=90°00'00"	15.00	23.56	S 45°05'34" E	21.21	15.00	
C-9	A=90°00'00"	15.00	23.56	N 44°54'28" E	21.21	15.00	
C-10	A=90°00'00"	15.00	23.56	S 45°05'34" E	21.21	15.00	
C-11	A=91°47'17"	15.00	24.03	S 45°23'15" E	21.54	15.48	
C-12	A=88°12'43"	15.00	23.09	N 44°28'45" E	20.88	14.54	





124	800	18,968
125	784	18,313
126	772	18,237
127	760	18,232
128	752	18,352
129	740	18,454
130	726	24,277
131	3052 BRIXTON DRIVE	15,703
131	910 SABLE RIDGE DRIVE	
141	3055	16,108
141	948	
142	926	15,085



N.E. Cor., S.E. 1/4, Sec. 26-14-3 E

*5 ft SNE corner - Ind Bell - 1
 W 1341 ft - Ind property line
 10 ft SNE corner
 W 630 ft - Ind Bell Co - DR 195, p 7
 DR 194, p 803 - Ind Bell Co.
 In Right-of-Way*

Public Right of Way

Double Mortgage

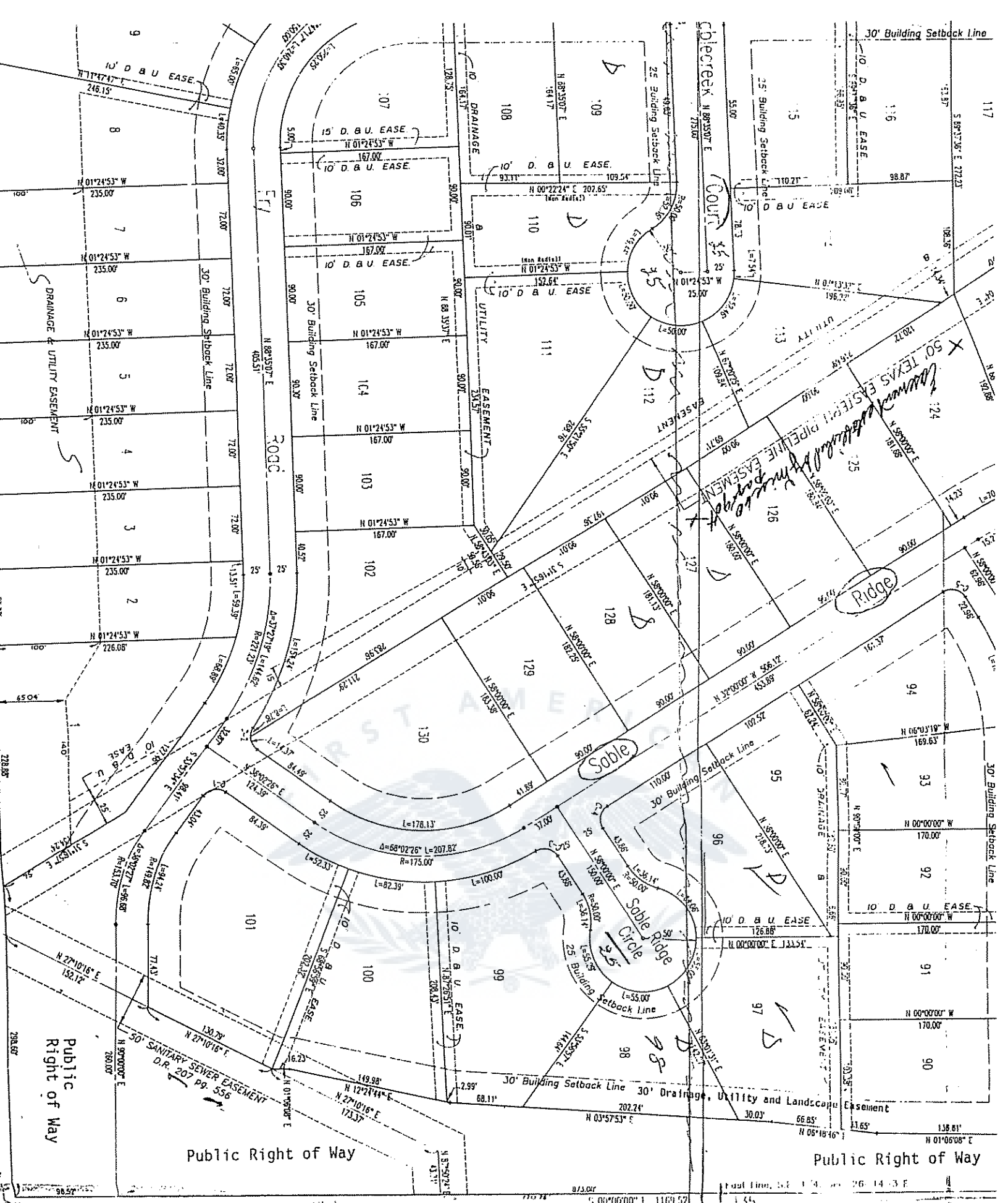
649.44

*Note - 2 Mortgages on
 Lots 96, 97, 98, 127,
 128, 112, 110, 109 and
 15.
 Single Mortgages on the
 Rest North Mortgage
 and South Mortgage
 ----- Double Mortgage*

*N Mortgage - 275, p 942 and
 assumed - 279, p 713
 S Mortgage - 275, p 943*

This Instrument Prepared By
Evergreen
 Development Corporation

234 SOUTH FRANKLIN RD., INDIANAPOLIS, INDIANA 46219
 317/353-6161



Note - 2 Mortgages on
 lots 96, 97, 98, 107,
 108, 110, 110, 109 and
 15. Mortgages on the
 Single Note mortgage
 Plus Note mortgage
 Double mortgage
 649.44
 Double mortgage
 245.948 and

Double mortgage