

C-500

NOTE: LOTS NO. 83-84-85-86-87-88
AND PART OF 89
ARE VACATED LOTS NO. 3,4,5,8,6
AND PART OF VACATED MILFORD CT.
IN MOZINGO MANOR FIRST SECTION
PLAT BOOK 7, PAGE 73

JEFFERSON MEADOWS SECTION THREE FRANKLIN, IND.

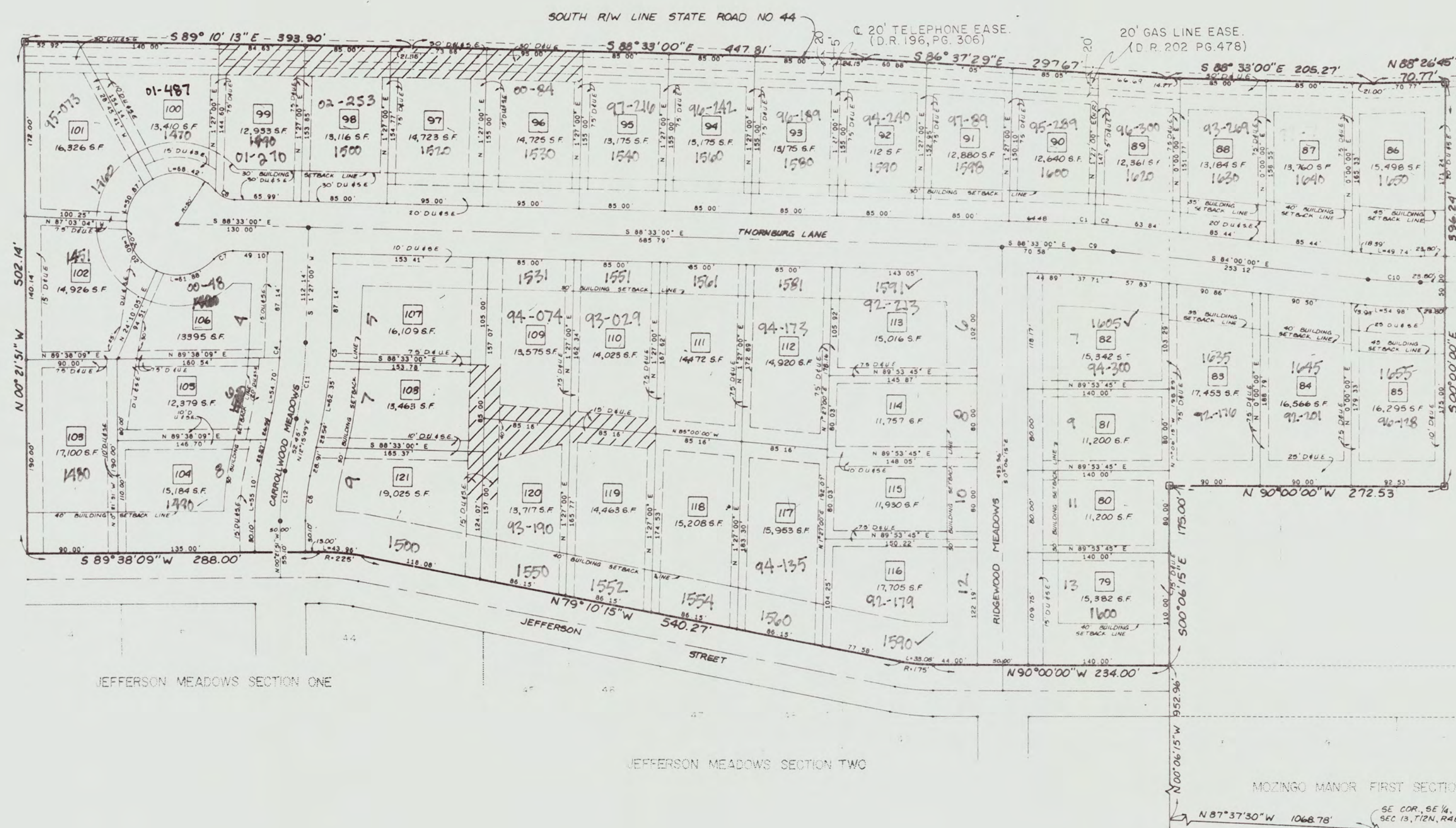
On July 11, 1989, the Franklin City Plan Commission at a public hearing approved the vacation of Lots Numbered 3, 4, 5 and 6, as indicated on the Plat of Record of Moxingo Manor-First Section per Plat of Record for Moxingo Manor-First Section, Franklin, Indiana, as recorded in Plat Book 7, Page 73 of the records of the Johnson County Recorder.

On April 8, 1991, the Franklin Common Council via Ordinance No. 91-7 approved vacation of the cul-de-sac portion of Milford Court as said Milford Court is indicated on the Plat of Record of Moxingo Manor-First Section, Franklin, Indiana, as recorded in Plat Book 7, Page 73 of the records of the Johnson County Recorder.

DESCRIPTION

A part of the Southeast Quarter of Section 13, Township 12 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

COMMENCING at the Southeast corner of said Southeast Quarter Section; thence North 87 degrees 37 minutes 30 seconds West (assumed bearing) on and along the South line of said Quarter Section 1068.78 feet to the Southeast corner of Jefferson Meadows-Section Two (Plat Book "C", Pages 267-268, Office of the Recorder); thence North 00 degrees 06 minutes 15 seconds West along the West line of said Jefferson Meadows-Section Two 952.96 feet to the Point of Beginning, said Point of Beginning being on the Northerly line of Jefferson Street, said Point of Beginning also being on the Westerly line of Moxingo Manor-First Section (Plat Book 7, Page 73, Office of the Recorder); (thence the next five (5) courses being along said Northerly line of Jefferson Street); (1) North 90 degrees 00 minutes 00 seconds West 234.00 feet to the point of curvature of a curve having a central angle of 10 degrees 00 minutes 00 seconds West 175.00 feet; (2) Westerly along said curve 33.00 feet to a point of tangency; (3) North 79 degrees 10 minutes 15 seconds West 540.27 feet to the point of curvature of a curve having a central angle of 11 degrees 11 minutes 36 seconds and whose radius point bears South 10 degrees 49 minutes 45 seconds West 225.00 feet; (4) Westerly along said curve 43.96 feet to a point of tangency; (5) South 89 degrees 38 minutes 09 seconds West 288.00 feet; thence North 00 degrees 21 minutes 51 seconds West 502.14 feet to the South line of State Road #44; (thence the next five (5) courses being along said South line of State Road #44); (1) South 89 degrees 10 minutes 13 seconds East 393.90 feet; (2) South 88 degrees 33 minutes 00 seconds East 447.81 feet; (3) South 86 degrees 37 minutes 29 seconds East 297.67 feet; (4) South 88 degrees 33 minutes 00 seconds East 205.27 feet; (5) North 88 degrees 26 minutes 45 seconds East 70.77 feet to the Northwest corner of said Moxingo Manor-First Section; (thence the next three (3) courses being along said Moxingo Manor-First Section); (1) South 00 degrees 00 minutes 00 seconds East 396.24 feet; (2) North 90 degrees 00 minutes 00 seconds West 272.53 feet; (3) South 00 degrees 06 minutes 15 seconds East 175.00 feet to the Point of Beginning, Containing 16.486 Acres, more or less, and subject to all legal easements, rights-of-way, and restrictions of record.



LEGEND

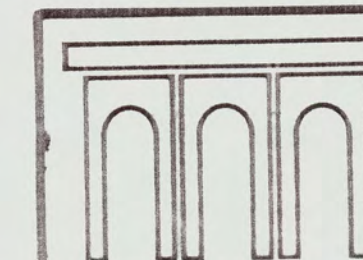
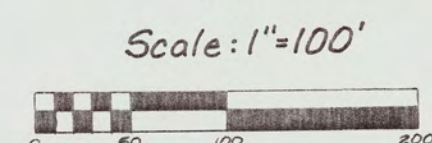
- - CONCRETE MONUMENT
- - CENTERLINE MONUMENT
- D.U.E. - DRAINAGE & UTILITY EASEMENT
- D.U.S.E. - DRAINAGE, UTILITY & SEWER ESMT.
- //// - DETENTION AREA

LOT CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C1	2° 14' 26"	525.00'	10.27'	20.53'	20.53'	N 87° 25' 47" W
C2	2° 18' 34"	525.00'	10.58'	21.16'	21.16'	N 85° 09' 17" W
C3	2° 27' 22"	375.00'	8.04'	16.08'	16.08'	S 02° 40' 41" W
C4	2° 24' 30"	425.00'	8.93'	17.86'	17.86'	N 02° 33' 15" E
C5	12° 37' 40"	200.00'	22.13'	44.08'	43.99'	N 05° 56' 59" E
C6	48° 11' 25"	25.00'	11.18'	21.03'	20.41'	N 67° 21' 19" E
C7	48° 11' 25"	25.00'	11.18'	21.03'	20.41'	N 64° 27' 19" W

CENTERLINE CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C9	4° 33' 00"	500.00'	19.86'	39.71'	39.70'	S 86° 16' 30" E
C10	6° 00' 00"	500.00'	26.20'	52.36'	52.34'	S 87° 00' 00" E
C11	10° 48' 49"	400.00'	37.86'	75.49'	75.38'	N 06° 51' 24" E
C12	12° 37' 40"	225.00'	24.90'	49.59'	49.49'	N 05° 56' 59" E



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GREENWOOD, INDIANA 46142 (317) 888-4496

C - 500A

JEFFERSON MEADOWS

SECTION THREE

FRANKLIN, IND.

WE, THE UNDERSIGNED, JAMES E. WILLIAMS AND KATHERINE JONES, CO-OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "JEFFERSON MEADOWS-SECTION THREE", TO THE CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA. ALL STREETS, ALLEYS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.

FRONT BUILDING SET BACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND PROPERTY LINE OF THE STREETS THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE AND UTILITY EASEMENT" 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. A SEVEN AND ONE HALF FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ON BOTH SIDES OF SIDE LOT LINES, UNLESS SHOWN OTHERWISE ON THE ABOVE PLAT. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "STORM SEWER EASEMENT" AND/OR "SANITARY SEWER EASEMENT" ARE RESERVED FOR THE SPECIFIED PURPOSES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL THAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE LOTS IN THE 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 RESIDENTIAL BUILDING SHALL BE ERRECTED OR PLACED OR PERMITTED ON ANY LOT OTHER THAN THE SINGLE-FAMILY DWELLING WITH AN ATTACHED GARAGE FOR NOT LESS THAN 2 CARS OR MORE THAN 3 CARS, OTHER THAN A STORAGE BUILDING IS PERMITTED PROVIDING THE FLOOR AREA DOES NOT EXCEED 160 SQUARE FEET AND THE PERMITTED STORAGE BUILDINGS SHALL NOT HAVE METAL SURFACED EXTERIORS OR ROOFS.

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 1500 SQUARE FEET FOR A ONE-STORY DWELLING NOR LESS THAN 1000 SQUARE FEET FOR A DWELLING OF MORE THAN ONE STORY. ALL TWO STORY, BI-LEVEL, OR TRI-LEVEL DWELLINGS SHALL HAVE A MINIMUM OF 1500 SQUARE FEET OF LIVING AREA. ALL DWELLINGS AND STRUCTURES ARE SUBJECT TO THE FOLLOWING CONSTRUCTION SPECIFICATIONS:

1. ALUMINUM SIDING SHALL NOT BE PERMITTED ON THE VERTICAL PORTION OF ANY STRUCTURE.
2. THE USE OF VINYL SIDING SHALL NOT BE PERMITTED BELOW THE SECOND FLOOR LINE ABOVE THE GRADE LEVEL FLOOR OF ANY RESIDENCE.

3. NO BUILDING SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT UNTIL THE BUILDER'S CONSTRUCTION PLAN, SPECIFICATIONS AND PLOT PLAN HAVE BEEN APPROVED BY THE OWNERS OR THEIR APPOINTED REPRESENTATIVE, AS TO THE ACCEPTABILITY AND QUALITY OF WORKMANSHIP AND MATERIALS, HARMONY OF EXTERNAL DESIGN WITH EXISTING STRUCTURES, AND AS TO LOCATION WITH RESPECT TO TOPOGRAPHY AND FINISH GRADE ELEVATION. NO FENCE OR WALL SHALL BE ERRECTED, PLACE OR ALTERED ON ANY LOT NEARER TO ANY STREET THAN THE MINIMUM BUILDING SETBACK LINE.

4. 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 LINES SHOWN ON THE RECORDED PLAT. NO BUILDING SHALL BE LOCATED NEARER THAN 7.5 FEET TO AN INTERIOR LOT LINE AND THE AGGREGATE OF BOTH SIDE YARD SETBACKS SHALL BE NOT LESS THAN 18 FEET. NO DWELLING SHALL BE LOCATED ON ANY INTERIOR LOT NEARER THAN 20 FEET TO THE REAR LOT LINE. FOR THE PURPOSE OF THIS COVENANT, EAVES, STEPS AND OPEN PORCHES SHALL NOT BE CONSIDERED AS A PART OF THE BUILDING PROVIDED, HOWEVER, THAT THIS SHALL NOT BE CONSTRUED TO PERMIT ANY PORTION OF A BUILDING TO ENCRORACH UPON ANOTHER LOT.

5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. TRAILERS, BOATS, AND SIMILAR EQUIPMENT SHALL NOT BE KEPT OR STORED IN THE FRONT OR SIDE YARD.

6. NO STRUCTURE OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY.

7. NO DOWNSPOUT SHALL BE CONNECTED TO OR CAUSED TO DISCHARGE RAIN WATER INTO ANY SANITARY SEWER.

9. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT, EXCEPT FOR ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT, ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY FOR SALE OR RENT, OR SIGNS USED BY A BUILDER TO ADVERTISE THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD.

9. NO OIL DRILLING, OIL DEVELOPMENT OPERATIONS, OIL REFINING, QUARRYING OR MINING OPERATIONS OF ANY KIND SHALL BE PERMITTED UPON OR IN ANY LOT. NO DERRICK OR OTHER STRUCTURE DESIGNED FOR USE IN BORING FOR OIL OR NATURAL GAS SHALL BE ERRECTED, MAINTAINED OR PERMITTED ON ANY LOT.

10. AT NO TIME SHALL ANY UNLICENSED, UOPERATIVE AUTOMOBILE OR TRUCK BE PERMITTED ON ANY LOT.

11. NO ANIMALS, LIVESTOCK, OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT, EXCEPT THAT DOGS, CATS, OR OTHER USUAL HOUSEHOLD PETS MAY BE KEPT PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSE.

12. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, OR GARBAGE. WASTE (WATER OR MATERIALS) SHALL BE KEPT ONLY IN SANITARY CONTAINERS, AND ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

13. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AT ELEVATIONS BETWEEN 2.5 AND 8 FEET ABOVE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING AT POINTS 25 FEET FROM THE INTERSECTION OF THE STREET PROPERTY LINES EXTENDED. THE SAME SIGHT LINE LIMITATION SHALL APPLY ON ANY LOT WITHIN 10 FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITH THE EDGE OF A DRIVEWAY PAVEMENT.

14. NO SCREEN PLANTING OR HEDGE MORE THAN 36 INCHES HIGH SHALL BE PERMITTED ON SIDE LOT LINES BETWEEN THE FRONT LOT LINE AND THE BUILDING SETBACK LINE.

15. ALL SWALES AND DETENTION AREAS FOR DRAINAGE OF LOTS THAT ARE NECESSARY ON SIDE LOT LINES AND ON REAR LOT LINES SHALL BE PRESERVED AND NOT OBSTRUCTED IN ORDER TO PROVIDE ADEQUATE SURFACE DRAINAGE. THE DEVELOPER IS RESPONSIBLE FOR ALL ROUGH GRADING AND FOR PROVIDING TO THE OWNER, CONTRACTOR OR PURCHASER OF LOTS, A LOT ADEQUATELY GRADED TO PROVIDE POSITIVE DRAINAGE. HOWEVER, THE BUILDER, CONTRACTOR OR PURCHASER SHALL BE RESPONSIBLE FOR THE FINISH GRADING OF EACH LOT AND FOR PROVIDING ADEQUATE SURFACE DRAINAGE SO AS NOT TO DAMAGE ANY ADJACENT LOTS.

16. ALL RESIDENCES SHALL HAVE EITHER BITUMINOUS OR CONCRETE PAVED DRIVEWAYS WITH A MINIMUM WIDTH OF FIFTEEN (15) FEET.

17. THESE RESTRICTIONS ARE HERBY DECLARED TO BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES, AND ON ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF 25 YEARS FROM THE DATE THE COVENANTS ARE RECORDED, AFTER WHICH TIME SUCH COVENANTS SHALL BE AUTOMATICALLY EXTENDED FOR SUCCESSIVE PERIODS OF TEN YEARS UNLESS, AT ANY TIME FOLLOWING RECDORDATION, AN INSTRUMENT SIGNED BY A MAJORITY OF THE THEN OWNERS OF LOTS IN THE PLAT IS RECORDED, AGREEING TO THE ALTERATION OF SUCH COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY ONE OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

THESE COVENANTS MAY BE ENFORCED BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS. VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO RECOVER DAMAGES, OR BOTH.

APPROVED BY THE FRANKLIN CITY PLAN COMMISSION IN ACCORDANCE WITH SUBDIVISION CONTROL ORDINANCE.

Robert Swinehamer DATE *1/22/90* *H. Richard Graham* DATE *1/22/90*
ROBERT SWINEHAMER H. RICHARD GRAHAM

APPROVED BY THE BOARD OF PUBLIC WORKS AT A MEETING HELD ON THE *12th* DAY OF *FEBRUARY*, 1991.

Eddy M. Feltz *Loren Wilham*
EDDY M. FELTZ, MAYOR JAMES R. ACHER LOREN WILHAM

BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED.

Phyllis K. Cantwell *James A. Black*
PHYLLIS CANTWELL, PRESIDENT JAMES A. BLACK
Donald L. Peters *James A. Black*
DONALD L. PETERS JAMES A. BLACK
E. Dale Templin *James A. Black*
E. DALE TEMPLIN JAMES A. BLACK

ENTERED FOR TAXATION THIS *22nd* DAY OF *April*, 1991.

Betty E. Stringer
BETTY E. STRINGER, AUDITOR
JOHNSON COUNTY, INDIANA

NO. **31004961**

RECEIVED FOR RECORD THIS *22nd* DAY OF *APRIL*, 1991, AT *3:31 P.M.*, AND RECORDED IN PLAT BOOK *C*, PAGE *500 & 500A*

Jacqueline E. Keller
JACQUELINE E. KELLER, RECORDER
JOHNSON COUNTY, INDIANA

FEE *\$20.00*

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

WE, JAMES E. WILLIAMS AND KATHERINE JONES, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT AS SUCH OWNERS WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE HEREIN DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

James E. Williams *Katherine Jones*
JAMES E. WILLIAMS KATHERINE JONES

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

I, *Elizabeth Melvin*, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT JAMES E. WILLIAMS AND KATHERINE JONES, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND BOUNDARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS *25th* DAY OF *JANUARY*, 1991.

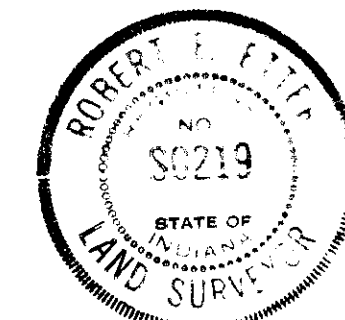
MY COMMISSION EXPIRES: *JUNE 28, 1993*

Elizabeth Melvin
ELIZABETH MELVIN NOTARY PUBLIC
RESIDENT OF THE COUNTY OF *JOHNSON*

STATE OF INDIANA)
COUNTY OF JOHNSON) SS:

I, ROBERT E. ETTER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN ON THE HEREON DRAWN PLAT. THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION.

ALL LOT CORNERS WILL BE MARKED WITH MARKERS OR MONUMENTS. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.



Robert E. Etter
ROBERT E. ETTER
REGISTERED LAND SURVEYOR NO. 80219



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