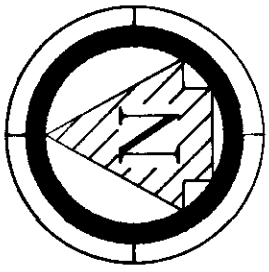


C-702A



GRAPHIC SCALE

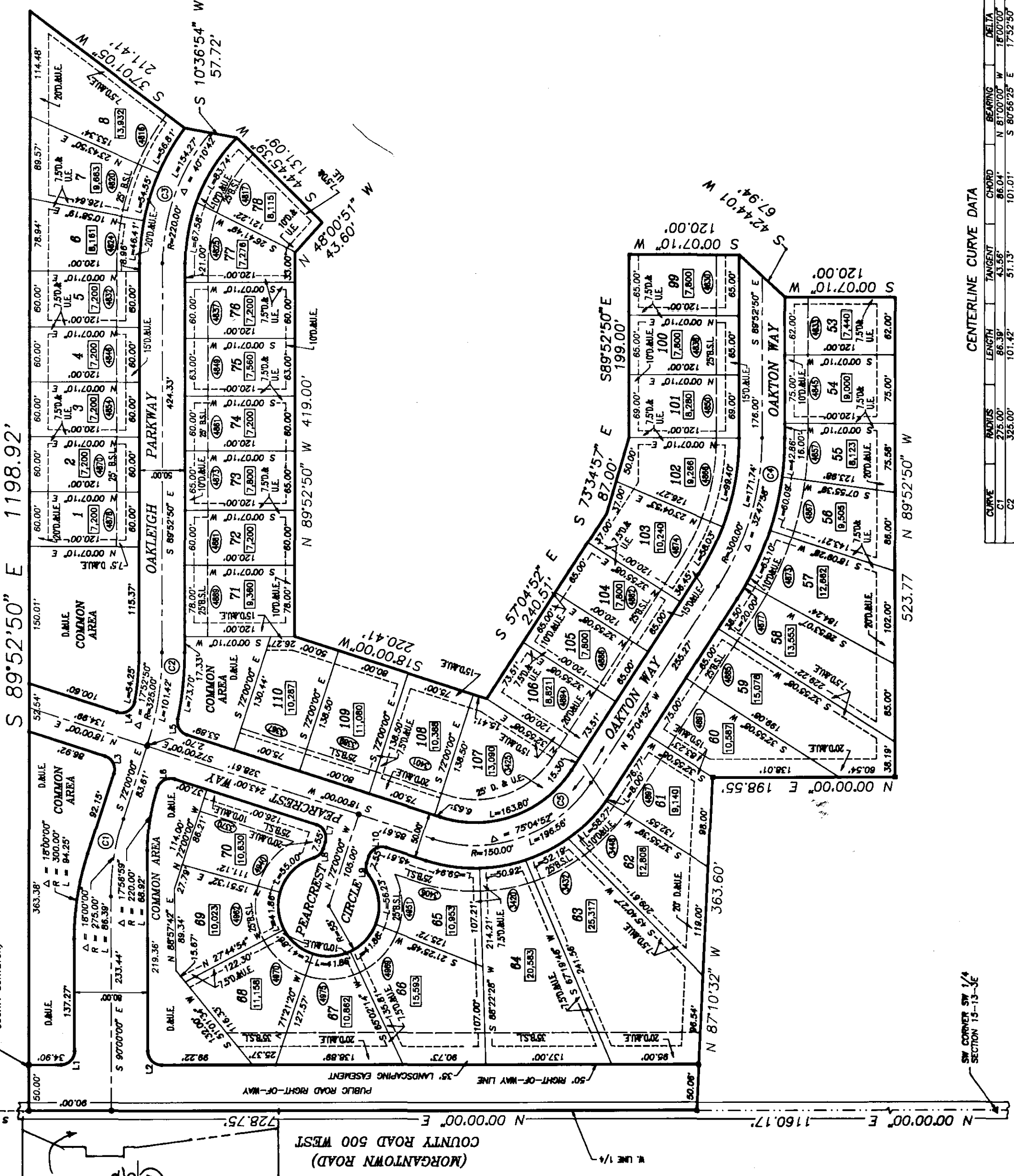


(IN FEET)
1 inch = 100 ft.

NEW CORNER SW 1/4
SECTION 15-13-36

FILE OF RECORDS
FILED WITH JOHNSON
COUNTY SURVEYOR

FULLER, James A.
PHYLLIS A. REIT-
OF-WAY GRANT
DB 281, PAGE 266
DATED: APRIL 17, 1995
(Inst. 85 00 5731)



SW CORNER SW 1/4
SECTION 15-13-36

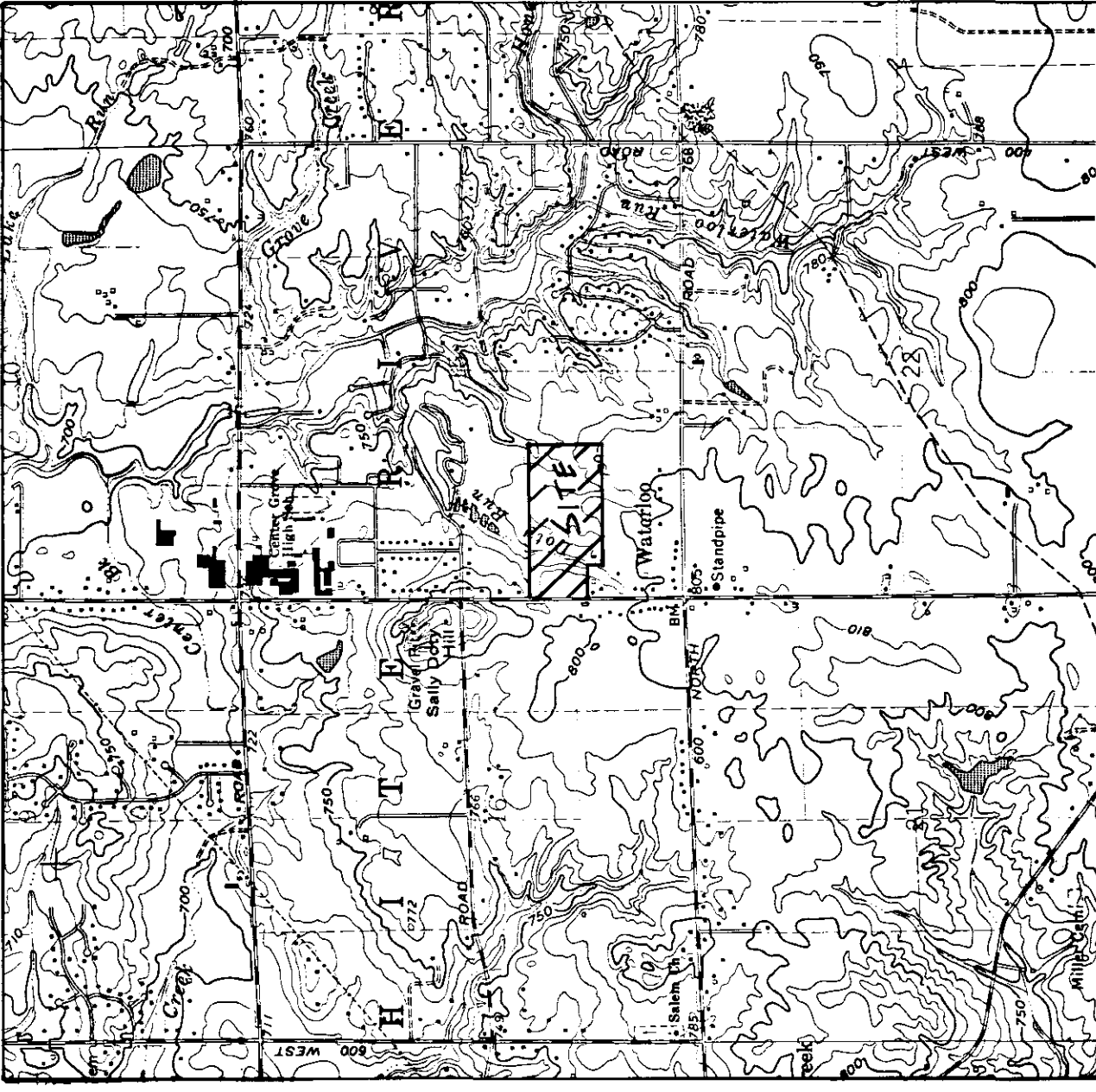
THE MAINTENANCE OF THE STORM DRAINAGE SYSTEM FOR THIS SUBDIVISION BY THE HOMEOWNERS ASSOCIATION SHALL INCLUDE BUT SHALL NOT BE LIMITED TO, THE MAINTENANCE OF ALL INLETS, OPEN DITCHES, PIPES, SWALES, MANHOLES AND DETENTION PONDS, THE COST AND EXPENSES OF SUCH MAINTENANCE SHALL BE ASSESSED AS PART OF THE GENERAL ASSESSMENT AGAINST THE OWNERS OF ALL LOTS IN THIS SUBDIVISION AS PROVIDED IN THE DECLARATION AND SHALL BE SECURED BY A LIEN AGAINST ALL LOTS IN THIS SUBDIVISION.

4-17-95 *Amended and Dtd. 4-28-97 385*

BRADFORD PLACE

FIRST SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA



AREA MAP

- LEGEND:
- B.S.L. — BUILDING SETBACK LINE
 - D.&U.E. — DRAINAGE & UTILITY EASEMENT
 - [Symbol] — LOT SQUARE FOOTAGE
 - [Symbol] — 4"x4"x48" CONCRETE MONUMENTS
 - [Symbol] — 5/8" RE-BAR MONUMENT
 - [Symbol] — MONUMENT HARRISON TYPE OR EQUAL
 - 14 — LOT NUMBER
 - [Symbol] — STREET ADDRESS

R/W INTERSECTION CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
2	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
3	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
4	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
5	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
6	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
7	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
8	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
9	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"
10	15.00'	23.58'	15.00'	15.00'	S 89°52'50" E	89°52'50"

CENTERLINE CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	275.00'	66.39'	43.56'	66.04'	N 81°00'00" W	180°00'
C2	325.00'	101.42'	51.13'	101.01'	S 80°56'29" E	17°52'50"
C3	220.00'	154.27'	80.46'	151.13'	N 89°47'29" W	40°10'42"
C4	300.00'	171.74'	86.29'	169.40'	S 72°28'51" E	32°47'58"
C5	130.00'	146.56'	115.27'	162.80'	S 19°32'26" E	79°04'52"



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C-702A

BRADFORD PLACE FIRST SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

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

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AND MARKING THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (PREVIOUS DEED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 1160.17 FEET TO A P.N. NAIL SET AND MARKING THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 724.15 FEET TO A P.N. NAIL SET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 1198.92 FEET; THENCE SOUTH 37 DEGREES 01 MINUTES 05 SECONDS WEST 211.41 FEET; THENCE SOUTH 10 DEGREES 36 MINUTES 54 SECONDS WEST 57.72 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 39 SECONDS WEST 131.09 FEET; THENCE NORTH 48 DEGREES 00 MINUTES 51 SECONDS WEST 43.60 FEET; THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST 419.00 FEET; THENCE SOUTH 57 DEGREES 04 MINUTES 52 SECONDS EAST 220.41 FEET; THENCE SOUTH 71 DEGREES 34 MINUTES 57 SECONDS EAST 240.51 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 87.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST 199.00 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 01 SECONDS WEST 120.00 FEET; THENCE SOUTH 00 DEGREE 07 MINUTES 01 SECONDS WEST 67.94 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 120.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 523.77 FEET TO A CAPPED RE-BAR SET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE SAID WEST LINE OF SAID QUARTER SECTION 198.55 FEET TO A CAPPED RE-BAR SET; THENCE NORTH 87 DEGREES 10 MINUTES 32 SECONDS WEST 363.60 FEET; THENCE NORTH 87 DEGREES 10 MINUTES 32 SECONDS WEST 363.60 FEET (MEASURED) 363.62 FEET (DEED) TO THE POINT OF BEGINNING, CONTAINING 16.026 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS FORTY-SIX (46) LOTS NUMBERED ONE (1) THROUGH EIGHT (8) (INCLUSIVE), LOTS NUMBERED FIFTY-THREE (53) THROUGH SEVENTY-EIGHT (78) (INCLUSIVE), AND LOTS NUMBERED NINETY-NINE (99) THROUGH ONE HUNDRED AND TEN (110) (INCLUSIVE) TOGETHER WITH RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAT HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION IS ACCURATELY SHOWN AND THAT THIS PLAT COMPLIES WITH THE 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.

CERTIFIED THIS 27th DAY OF MARCH, 1995.

Robert E. Etter
REGISTERED LAND SURVEYOR NO. 50219
STATE OF INDIANA

WE, THE UNDERSIGNED, KING CUSTOM HOMES, INC. (BEING OWNER ONLY OF THE PROPOSED LOT NO. 109 IN BRADFORD PLACE, SECTION ONE) AND BRADFORD PLACE DEVELOPMENT, CORP. 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 "BRADFORD PLACE", WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL RIGHTS-OF-WAY, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE 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 AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITARY SEWER FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. 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.

THE AREA SHOWN ON THIS PLAT AND MARKED COMMON AREA ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION AND MAINTENANCE OF POLES, DUCTS, LINES, WIRES, DRAINAGE AND SANITARY SEWER FACILITIES; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES.

DRAINAGE COVENANT PER JOHNSON COUNTY MASTER PLAN
DRAINAGE SWALES (DITCHES) ALONG DEDICATED ROADWAYS AND WITHIN THE RIGHT-OF-WAY 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 SODDED GRASSWAYS OR OTHER NON-PRODING 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 JOHNSON COUNTY DRAINAGE BOARD. ANY PROPERTY OWNER ALTERING, CHANGING OR DAMAGING THESE DRAINAGE SWALES OR DITCHES WILL BE HELD RESPONSIBLE FOR SUCH ACTION AND WILL BE GIVEN 10 DAYS NOTICE BY CERTIFIED MAIL TO REPAIR SAID DAMAGE. AFTER WHICH TIME, IF NO ACTION IS TAKEN, THE JOHNSON COUNTY DRAINAGE BOARD WILL CHASE SAID REPAIRS TO BE ACCOMPLISHED, AND THE BILL FOR SAID REPAIRS WILL BE SENT TO THE AFFECTED PROPERTY OWNER FOR IMMEDIATE PAYMENT.

THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "LANDSCAPING EASEMENT" ARE RESERVED FOR THE PLACEMENT OF COMMUNITY BASED LANDSCAPING MOUNDS, TREES, SHRUBBERY AND OTHER GROUND SURFACE TYPE OF IMPROVEMENTS; SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. WITHIN THIS EASEMENT, NO STRUCTURE SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF THE PLANTING, MOUNDS OR OTHER LANDSCAPING IMPROVEMENTS IN THE EASEMENT. 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 SEPARATE AUTHORITY IS RESPONSIBLE.

WHERE THE SANITARY DRAINAGE SYSTEM CAN DISCHARGE INTO THE SEWER BY GRAVITY FLOW, THE LOWEST FLOOR ELEVATION WHERE A PLUMBING FIXTURE OR FLOOR DRAIN IS INSTALLED MUST BE A MINIMUM OF 12" (INCHES) ABOVE THE TOP OF THE LOWEST DOWNSIDE OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION WHERE PART OF THE DRAINAGE SYSTEM CANNOT BE DISCHARGED TO THE SEWER BY GRAVITY FLOW, THIS PART OF THE SYSTEM SHALL BE DISCHARGED INTO A TIGHTLY COVERED AND VENTED SUM FROM WHICH THE CONTENTS SHALL BE LIFTED AND DISCHARGED INTO THE BUILDING GRAVITY DRAINAGE SYSTEM A MINIMUM OF 12" (INCHES) ABOVE THE TOP OF THE LOWEST DOWNSIDE OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

Robert E. Etter
REGISTERED LAND SURVEYOR NO. 50219
STATE OF INDIANA

STATE OF INDIANA) ss:
COUNTY OF Johnson)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED DENNIS E. COPELAND, known to me to be the person whose name is subscribed to the foregoing instrument as his voluntary act and deed, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS 30 DAY OF March, 1995.
Dennis E. Copeland
NOTARY PUBLIC
NAME PRINTED: Donna L. Kindel

John C. Rinehart
KING CUSTOM HOMES, INC.
CHIEF FINANCIAL OFFICER

STATE OF INDIANA) ss:
COUNTY OF Johnson)
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED GREGORY L. HAUGSALD, known to me to be the person whose name is subscribed to the foregoing instrument as his voluntary act and deed, FOR THE PURPOSE EXPRESSED HEREIN.

WITNESS MY HAND AND SEAL THIS 30 DAY OF March, 1995.
Gregory L. Haugsald
NOTARY PUBLIC
NAME PRINTED: Donna L. Kindel

John C. Rinehart
KING CUSTOM HOMES, INC.

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 NOVEMBER 15, 1994, AND RECORDED IN THE JOHNSON COUNTY RECORDER'S OFFICE AT MISCELLANEOUS RECORD 067 PAGE 973 & 93 AMENDED APRIL 17, 1995 AND RECORDED IN MISCELLANEOUS RECORD 068 PAGE 444 (Inst. 95005734)

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF GREENWOOD, JOHNSON COUNTY, INDIANA, THAT THE DEDICATIONS FOR THE SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 17th DAY OF April, 1995.

Margaret McGovern
MAYOR
C. DUANE O'NEAL
MEMBER
Richard Heiney
MEMBER

ATTEST:
Genevieve Workman
CLERK-TREASURER

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.

Jeffrey A. Colvin
PLANNING DIRECTOR

APPROVED BY THE JOHNSON COUNTY PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE.

BY: Rick Chase
RONALD EASTBURN, CHAIRMAN
RICK CHASE, SECRETARY

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, JOHNSON COUNTY, INDIANA, THAT THE DEDICATION SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 17th DAY OF April, 1995.

Alfred T. Chappel
ALFRED T. CHAPPEL

Joseph E. DeHart
JOSEPH E. DEHART

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD ON APRIL 25, 1995.
ENTERED FOR TAXATION THIS 17th DAY OF April, 1995, AT 4th.

Betty E. Stringer
JOHNSON COUNTY AUDITOR

NO: 95005798

RECEIVED FOR RECORD THIS 17th DAY OF April, 1995, AT 4th.
AND RECORDED IN PLAT BOOK C, PAGE 702 AND

Jan Harmon
JOAN HARMON, RECORDER

COPY RECEIVED BY THE COUNTY ASSESSOR:
Marta A. Hash
MARTA A. HASH, COUNTY ASSESSOR

For Supplemental Homeowner Association and Restrictions see Miscellaneous Records Book 68 Page 444, in the Office of the Recorder of Johnson County, Indiana.

4-17-95 Easement see Deed Bk 26 Pg 385



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