

# BRADFORD PLACE SECOND SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

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 EXPENSE 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.

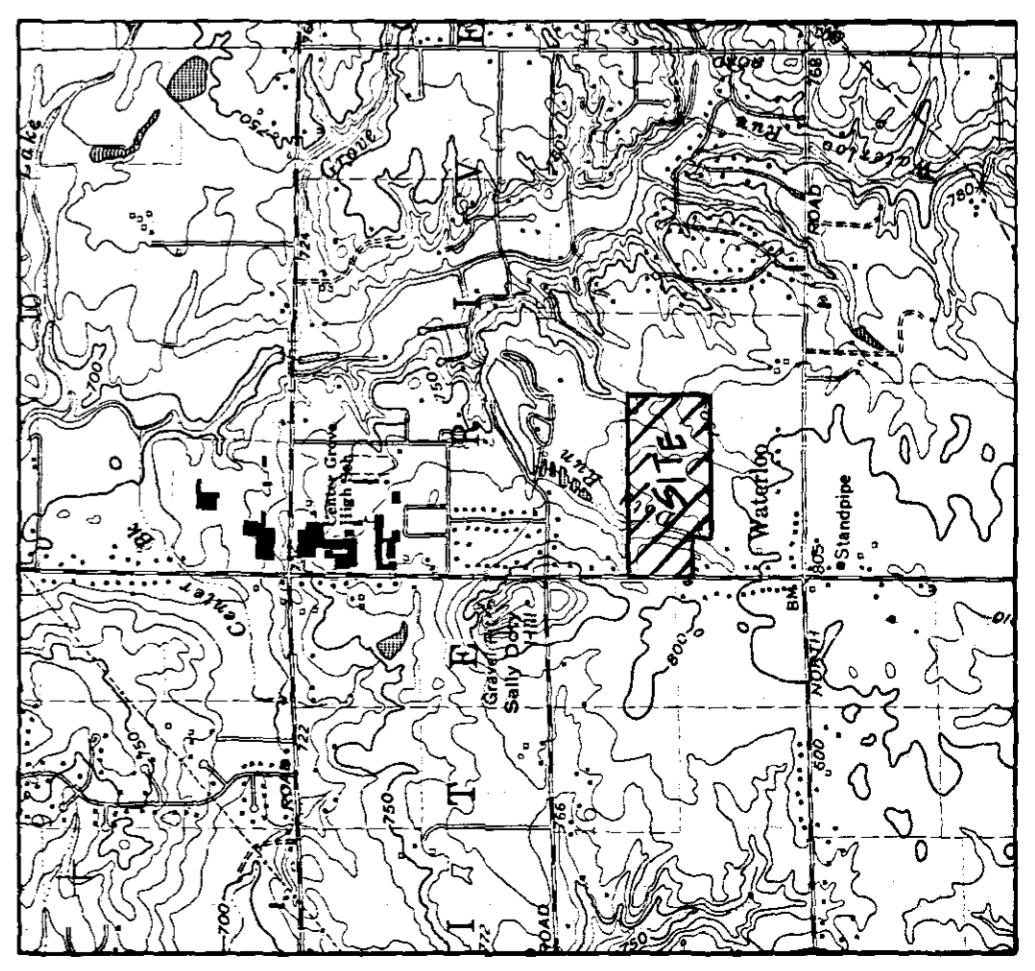
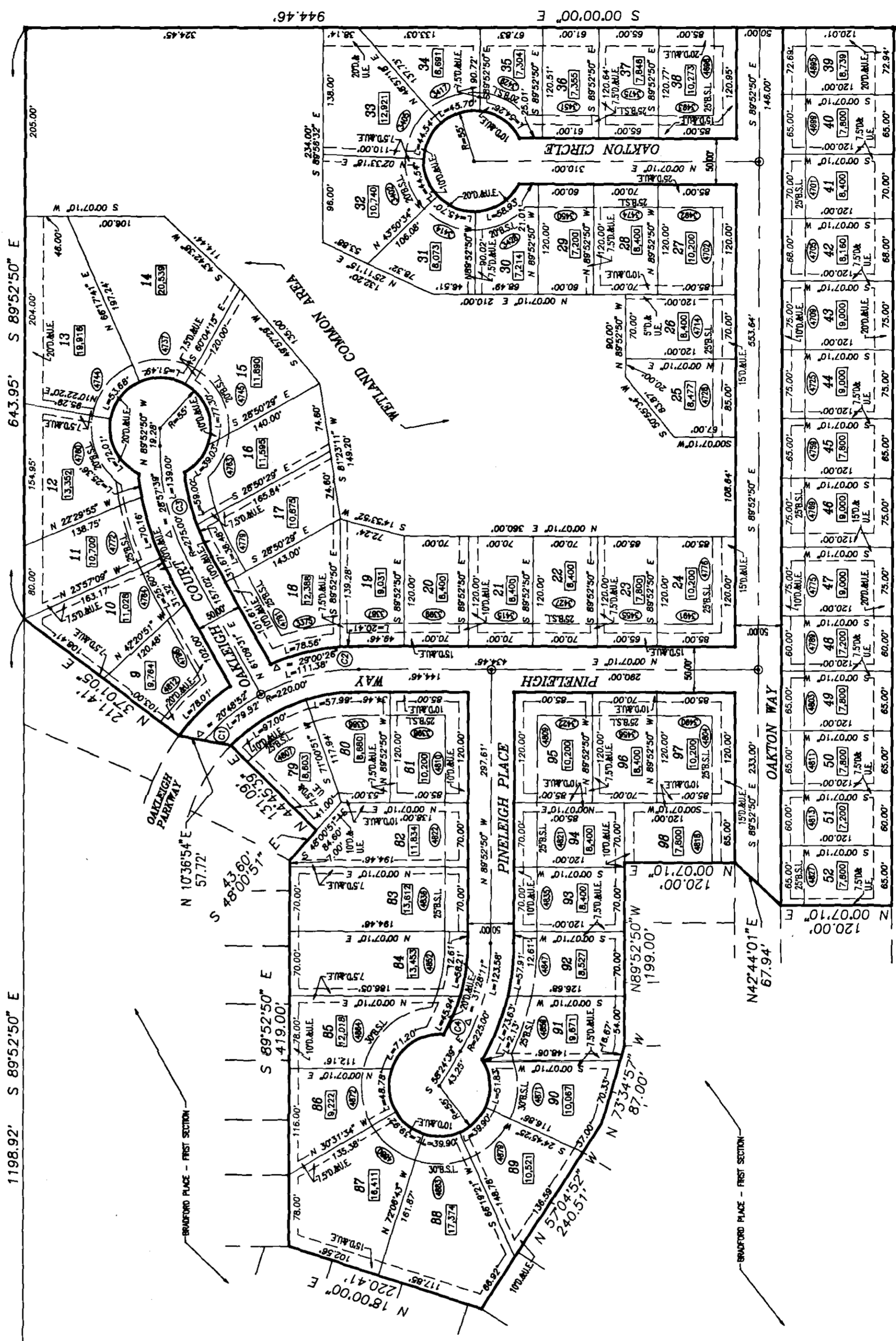
- LEGEND:**
- B.S.L. BUILDING SETBACK LINE
  - D.A.U.E. DRAINAGE & UTILITY EASEMENT
  - [6,400] LOT SQUARE FOOTAGE
  - 4"x4"x48" CONCRETE MONUMENT
  - 5/8" RE-BAR MONUMENT
  - HARRISON MONUMENT OR EQUAL FOR CENTERLINE MONUMENTATION
  - 14 LOT NUMBER
  - STREET ADDRESS

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.



NW CORNER SW 1/4 SECTION 15-13-36  
ELEV. OF REBAR CONC. MON. (ELEV. FILED WITH JOHNSON COUNTY SURVEYOR)  
787.14

(MORGANTOWN ROAD)  
COUNTY ROAD 500 WEST  
WEST LINE 1/2  
S 00°00'00" E 1882.92'  
S.W. COR. S.W. 1/4 OCT. 18-13-36



CENTERLINE CURVE DATA

| CURVE | RADIUS  | LENGTH  | TANGENT | CHORD   | BEARING       | DELTA     |
|-------|---------|---------|---------|---------|---------------|-----------|
| C1    | 200.00' | 79.92'  | 40.41'  | 79.48'  | N 39°17'42" W | 20°48'52" |
| C2    | 270.00' | 111.38' | 56.91'  | 110.19' | N 14°23'03" W | 29°00'26" |
| C3    | 270.00' | 71.02'  | 39.00'  | 70.00'  | S 75°36'27" W | 28°57'39" |
| C4    | 225.00' | 123.58' | 63.39'  | 122.03' | S 74°08'45" E | 31°28'11" |

AREA MAP



**MAJOR** Land Surveying, Inc.  
ENGINEERING - LAND SURVEYING - LAND PLANNING  
P.O. BOX 7006, 435 EAST MAIN STREET, SUITE G  
GREENWOOD, INDIANA 46142 (317)888 4496

7-8-97 for owner rec I# 97014645

# BRADFORD PLACE SECOND SECTION

WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA

C-74113

I, ROBERT E. EYER, 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 PLAN. THIS PLAN 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 1888.92 FEET TO A PK NAIL SET AND MARKING IN PLAT NORTHWEST CORNER OF BRADFORD PLACE, SECTION ONE, RECORDED IN PLAT BOOK C PAGE 702 A-1; THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION EAST AND ALONG THE NORTH LINE OF LAST SAID BRADFORD PLACE SECTION ONE 1198.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 643.95 FEET TO A CAPPED REBAR SET; THENCE SOUTH 00 DEGREE 00 MINUTES 00 SECONDS EAST 944.46 FEET TO A CAPPED REBAR SET; THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 955.94 FEET TO THE SOUTHEASTERLY CORNER OF BRADFORD PLACE, SECTION ONE, THE NEXT TWELVE (12) COURSES FOLLOW THE EASTERLY BOUNDARY OF SAID BRADFORD PLACE SECTION ONE;

- 1) THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET;
- 2) THENCE NORTH 43 DEGREES 44 MINUTES 01 SECONDS EAST 67.94 FEET;
- 3) THENCE NORTH 00 DEGREE 07 MINUTES 10 SECONDS EAST 120.00 FEET;
- 4) THENCE NORTH 89 DEGREES 52 MINUTES 50 SECONDS WEST 199.00 FEET;
- 5) THENCE NORTH 73 DEGREES 34 MINUTES 57 SECONDS WEST 87.00 FEET;
- 6) THENCE NORTH 57 DEGREES 04 MINUTES 52 SECONDS WEST 240.51 FEET;
- 7) THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS EAST 220.41 FEET;
- 8) THENCE SOUTH 89 DEGREES 52 MINUTES 50 SECONDS EAST 419.00 FEET;
- 9) THENCE SOUTH 48 DEGREES 00 MINUTES 51 SECONDS EAST 43.60 FEET;
- 10) THENCE NORTH 44 DEGREES 45 MINUTES 39 SECONDS EAST 131.09 FEET;
- 11) THENCE NORTH 10 DEGREES 36 MINUTES 54 SECONDS EAST 57.72 FEET;
- 12) THENCE NORTH 37 DEGREES 01 MINUTE 05 SECONDS EAST 211.41 FEET TO THE POINT OF BEGINNING, CONTAINING 22.204 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS.

THIS SUBDIVISION CONTAINS SIXTY-FOUR (64) LOTS NUMBERED NINE (9) THROUGH FIFTY-TWO (52) (INCLUSIVE) AND LOTS NUMBERED SEVENTY-NINE (79) (INCLUSIVE) THROUGH NINETY-EIGHT (98) (INCLUSIVE) TOGETHER WITH RIGHTS-OF-WAY AND EASEMENTS AS SHOWN ON THE PLAN HEREWITH.

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THAT THEIR LOCATION IS ACCURATELY SHOWN AND THAT THIS PLAN 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 16th DAY OF November, 1995.  
*Robert E. Eyer*  
ROBERT E. EYER  
REGISTERED LAND SURVEYOR NO. 50219  
STATE OF INDIANA

WE, THE UNDERSIGNED, 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 PLAN.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "BRADFORD PLACE, SECOND SECTION", WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA. ALL RIGHTS-OF-WAY, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HERETOFORE DEDICATED TO THE PUBLIC, BUT NOT INCLUDING THE WETLAND COMMON AREA.

FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAN, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAN 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 PLAN 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, TILLED, 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-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 MY 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 CAUSE 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 PLAN AND MARKED "LANDSCAPING EASEMENTS" ARE RESERVED FOR THE PLACEMENT OF COMMUNITY BASED LANDSCAPING MOUNDS, TREES, SHRUBBERY AND OTHER GROUND SURFACE TYPE AND 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 DOWNSTREAM 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 SUMP 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 DOWNSTREAM OR UPSTREAM MANHOLE CASTING NEAREST TO THE SUBJECT LATERAL CONNECTION.

WITNESS MY HAND AND SEAL THIS 27th DAY OF November, 1995.

*Dennis E. Copenhafer*  
BRADFORD DEVELOPMENT, CORP.  
DENNIS E. COPENHAVER, PRESIDENT

STATE OF INDIANA )  
COUNTY OF JOHNSON )



BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID JOHNSON COUNTY, INDIANA, PERSONALLY APPEARED DENNIS E. COPENHAVER, PRESIDENT OF BRADFORD DEVELOPMENT CORPORATION AND 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 27th DAY OF November, 1995.  
*Donna L. Kindy*  
Donna L. Kindy, NOTARY PUBLIC

COUNTY OF RESIDENCE: Johnson  
MY COMMISSION EXPIRES: 10-27-98  
10-27-98

ANNEXATION WAIVER

ALL LOT OWNERS WHO SUBSEQUENTLY TAP INTO OR ARE CONNECTED WITH THE SEWER SYSTEM PROVIDED FOR IN THIS SUBDIVISION AS DESCRIBED IN THIS PLAN, 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 AS AMENDED APRIL 17, 1995 AND RECORDED IN MISCELLANEOUS RECORD 068 INSTR. # 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 PLAN ARE HEREBY APPROVED AND ACCEPTED THIS 21st DAY OF November, 1995.

*Richard E. Heiney*  
RICHARD HEINEY  
MEMBER  
*Kenn M. Kaylor*  
KENN M. KAYLOR  
MEMBER

*Genevieve Worsham*  
GENEVIEWE WORSHAM  
CLERK-TREASURER

THIS PLAN IS RECOMMENDED FOR APPROVAL BY THE JOHNSON COUNTY PLAN COMMISSION.  
*Jeffrey A. Colvin*  
JEFFREY A. COLVIN  
PLANNING DIRECTOR

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

BY: *Rick Chase*  
RICK CHASE, SECRETARY

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

*Maurice McCarty*  
MAURICE MCCARTY

*Joseph E. Dehart*  
JOSEPH E. DEHART

APPROVED BY THE JOHNSON COUNTY DRAINAGE BOARD AT A MEETING HELD ON April 25th, 1994.

ENTERED FOR TAXATION THIS 4th DAY OF December, 1995.  
*Betty E. Stringer*  
BETTY E. STRINGER  
JOHNSON COUNTY AUDITOR

NO: 95022548

RECEIVED FOR RECORD THIS 14th DAY OF December, 1995, AT A.M.  
AND RECORDED IN PLAT BOOK C, PAGE 741 A+B

*Jean Harmon*  
JEAN HARMON, RECORDER

COPY RECEIVED BY THE COUNTY ASSESSOR:  
*Marla A. Hash*  
MARLA A. HASH, COUNTY ASSESSOR

For Supplemental Homeowner Association and Restrictions see Miscellaneous Records Book 65 Page 449, in the Office of the Recorder of Johnson County, Indiana.



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