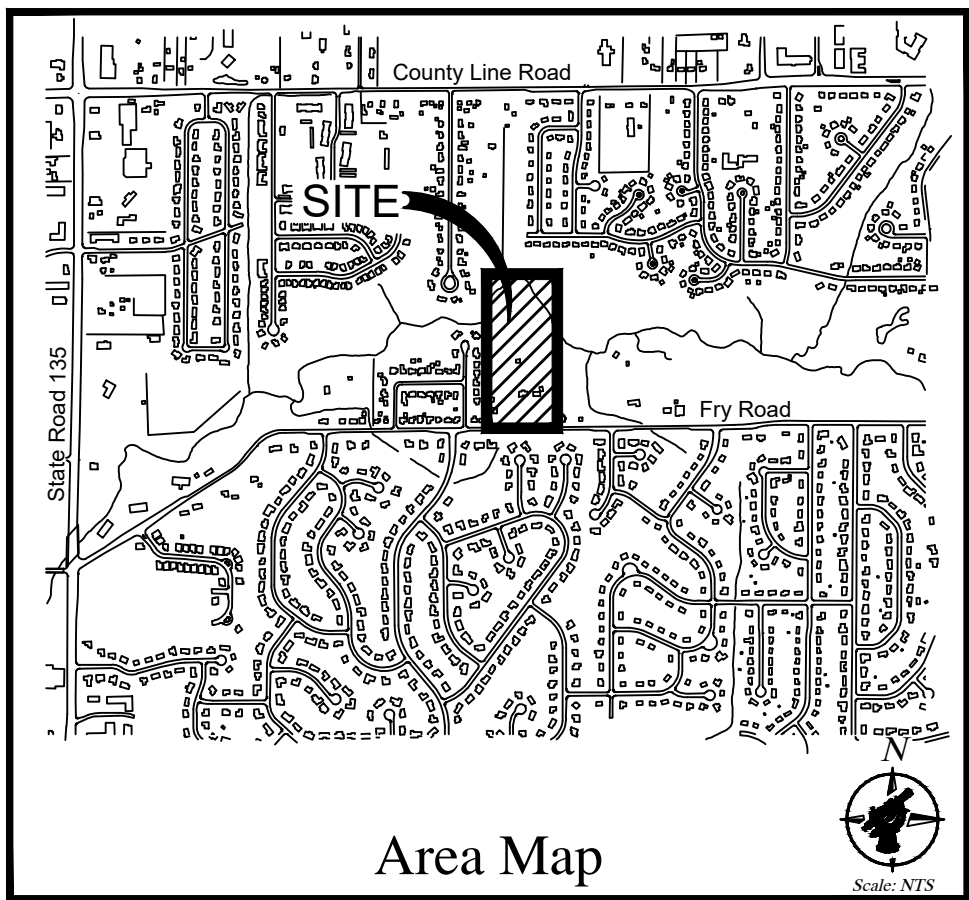


FINAL PLAT LYON'S PARK

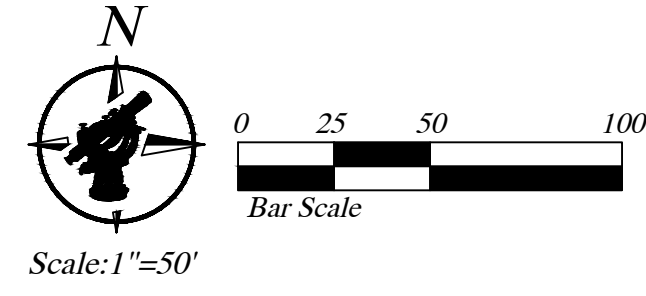
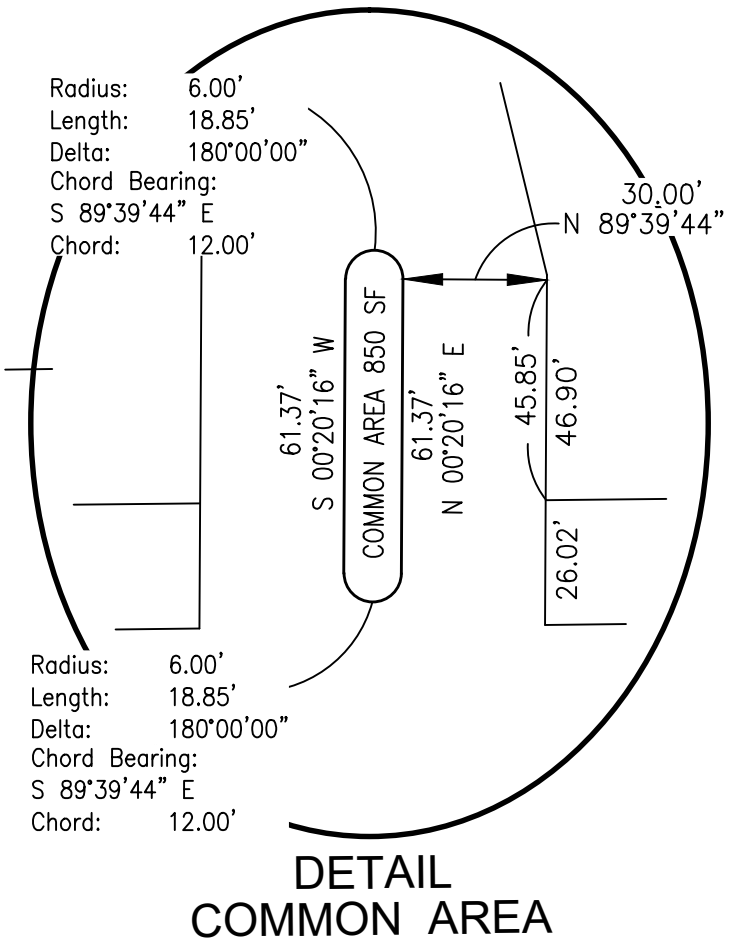
White River Township, City of Greenwood
Johnson County, Indiana



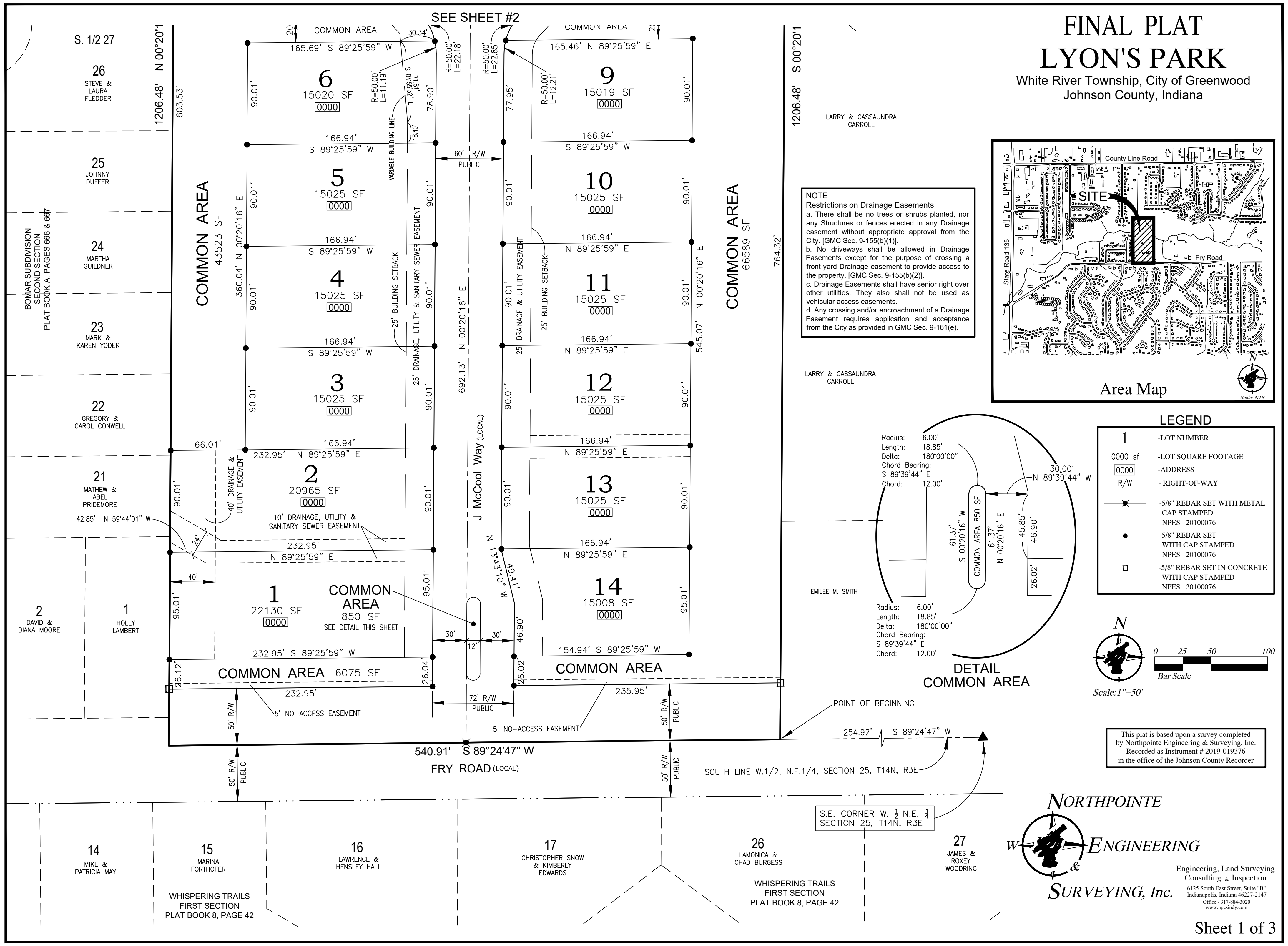
NOTE
Restrictions on Drainage Easements
a. There shall be no trees or shrubs planted, nor any Structures or fences erected in any Drainage easement without appropriate approval from the City. [GMC Sec. 9-155(b)(1)].
b. No driveways shall be allowed in Drainage Easements except for the purpose of crossing a front yard Drainage easement to provide access to the property. [GMC Sec. 9-155(b)(2)].
c. Drainage Easements shall have senior right over other utilities. They also shall not be used as vehicular access easements.
d. Any crossing and/or encroachment of a Drainage Easement requires application and acceptance from the City as provided in GMC Sec. 9-161(e).

LEGEND

1	-LOT NUMBER
0000 sf	-LOT SQUARE FOOTAGE
0000	-ADDRESS
R/W	-RIGHT-OF-WAY
	-5/8" REBAR SET WITH METAL CAP STAMPED NPES 20100076
	-5/8" REBAR SET WITH CAP STAMPED NPES 20100076
	-5/8" REBAR SET IN CONCRETE WITH CAP STAMPED NPES 20100076

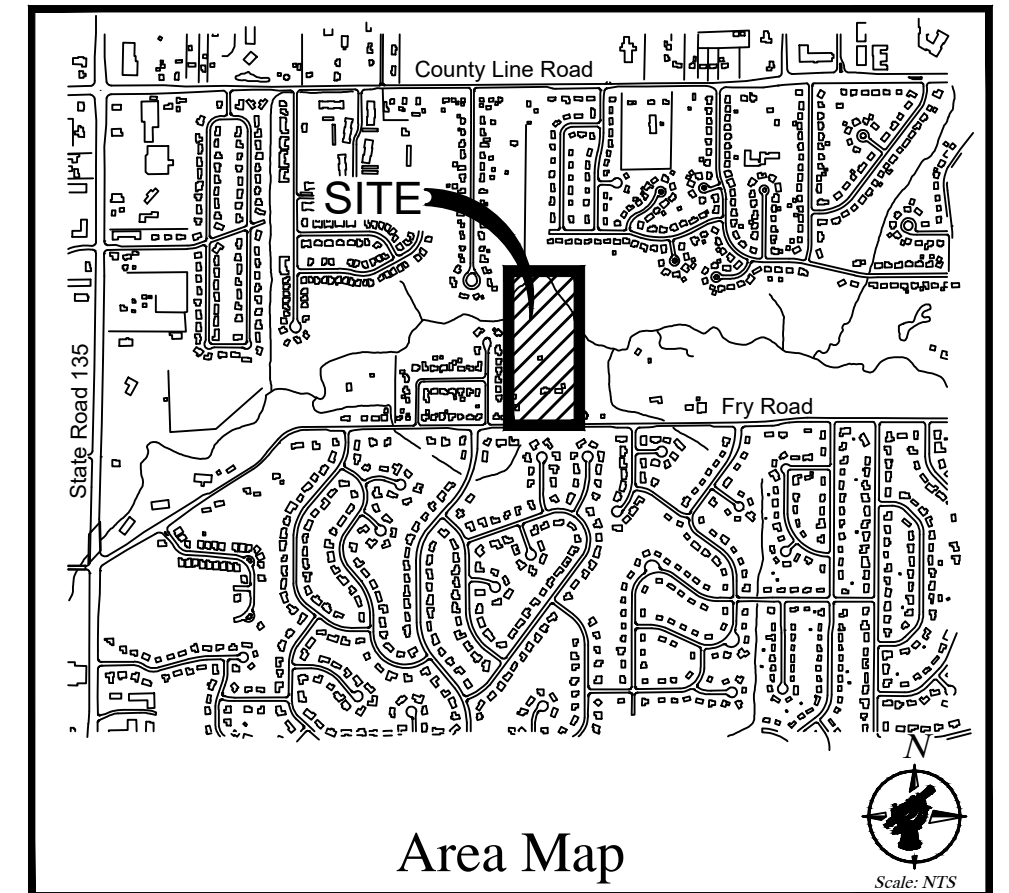


This plat is based upon a survey completed by Northpointe Engineering & Surveying, Inc. Recorded as Instrument # 2019-019376 in the office of the Johnson County Recorder



FINAL PLAT LYON'S PARK

White River Township, City of Greenwood
Johnson County, Indiana



Area Map

CITY OF GREENWOOD PARK
& RECREATION BOARD

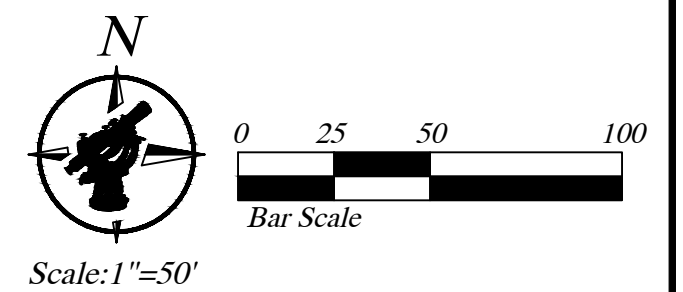
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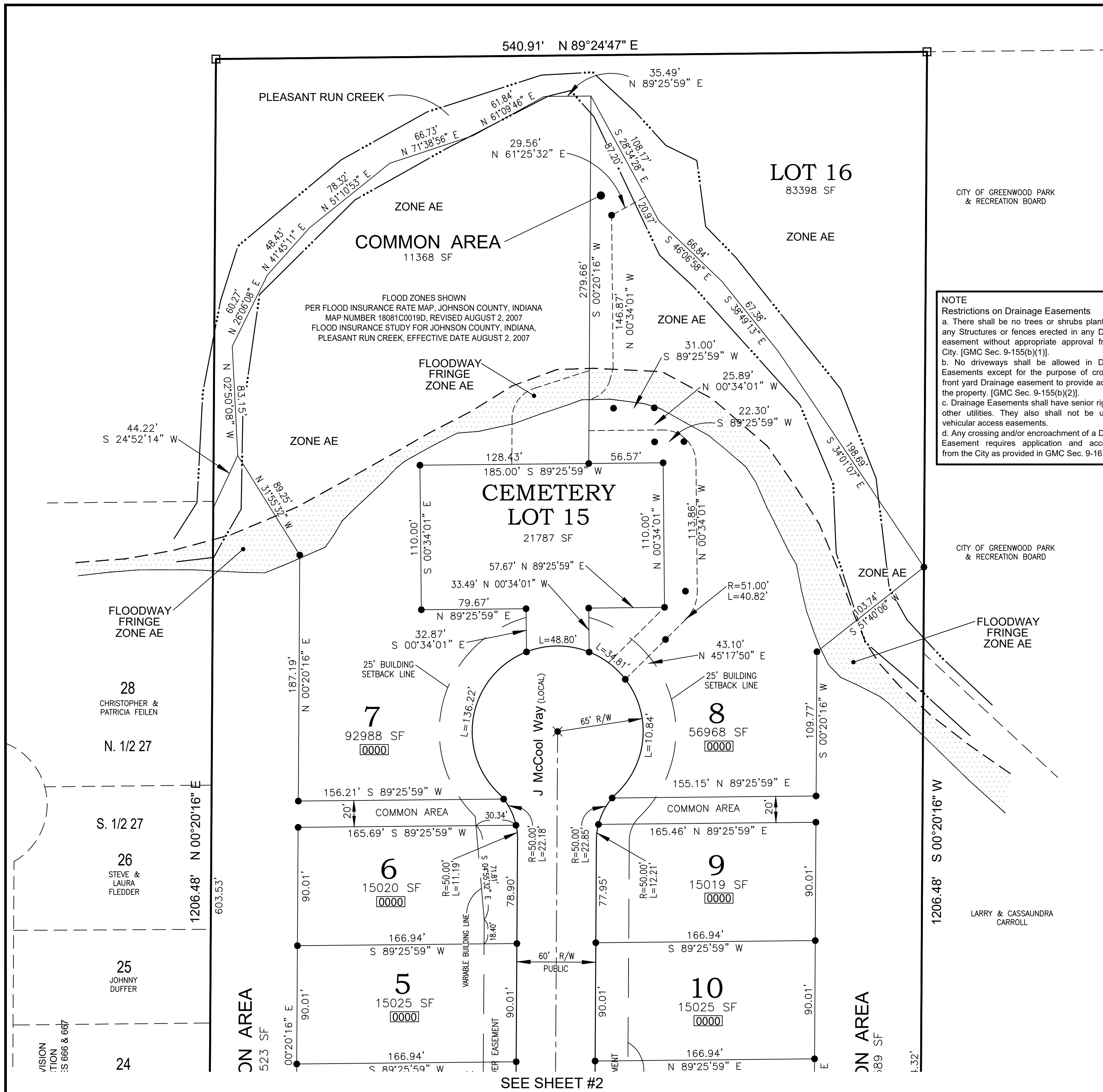
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0000 sf	-LOT SQUARE FOOTAGE
0000	-ADDRESS
R/W	-RIGHT-OF-WAY
	-5/8" REBAR SET WITH METAL CAP STAMPED NPES 20100076
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Engineering, Land Surveying
Consulting & Inspection
6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npsindy.com



SEE SHEET #2

VISION
TION
S: 666 & 667

ON AREA
523 SF

ON AREA
189 SF

**FINAL PLAT
LYON'S PARK**
White River Township, City of Greenwood
Johnson County, Indiana

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-referenced survey on any lines that are common with the new subdivision. I further certify that the said subdivision was platted under my direct supervision and control and is true and correct to the best of my knowledge and belief.

Witness my signature this 00 day of -----, 2023

Donna Jo Smithers
Professional Surveyor
State of Indiana
Registration Number 20100076

DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 25, Township 14 North, Range 3 East located in White River Township, Johnson County, Indiana described as follows:

Commencing at the Southeast Corner of said Half Quarter Section; thence North 89 degrees 24 minutes 47 seconds West along the south line of said Half Quarter Section 254.92 feet to the Point of Beginning of the herein described parcel; thence continuing North 89 degrees 24 minutes 47 seconds West along said south line 540.91 feet; thence North 00 degrees 20 minutes 16 seconds East 1206.48 feet; thence North 89 degrees 24 minutes 47 seconds East 540.91 feet; thence South 00 degrees 20 minutes 16 seconds West 1206.48 feet to the Point of Beginning containing 14.98 Acres more or less.

Subject to all easements, restrictions and right-of-way.

ZONING

R-1

- Side Yard Setback = 10'
- Rear Yard Setback = 20'

This subdivision contains Sixteen (16) lots. Numbered One (1) through Fourteen (14) are residential lots. Lot Fifteen (15) is an existing cemetery. Lot Sixteen (16) dedication to the City of Greenwood Parks Department. The size of lots and common area and widths of streets and easements are shown on figures denoting feet and decimal parts thereof.

1. This subdivision shall be known as Lyon's Park located within the City of Greenwood, Johnson County, Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated are hereby dedicated to the public.

2. This plat is based upon a survey completed by Northpointe Engineering & Surveying, Inc. recorded as Instrument Number 2019-019376 in the Office of the Johnson County Recorder.

3. There are strips of ground as shown on the plat marked "D & U.E." (Drainage and Utility Easement). These strips are reserved for public utilities, not including transportation companies, for the installation and maintenance of poles, mains, sewers, drains, ducts, lines and wires subject at all times to the proper authorities and to the easements herein reserved. No permanent or other structure of any kind is to be erected or maintained upon said strips of ground. Owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and the rights of the owners of other lots in this subdivision.

4. There are strips of ground shown on the plat marked "D.U.&S.S.E." (Drainage, Utility and Sanitary Sewer Easement) are reserved for the use of the public utilities for the installation of water mains, poles, ducts, lines and wires and the drainage facilities, said strips are also reserved for the installation and maintenance of sanitary sewer mains and appurtenances subject at all times to the proper authorities and to the easement herein reserved. No permanent or other structures are to be erected or maintained upon said strips of land; but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities and the rights of the owners of other lots in this subdivision.

5. There are strips of ground shown on the plat marked "L.S.E." (Landscape Easement) and signage easement are reserved for mounding, landscaping and signage within Lyons Park. These areas are to be maintained by the Lyons Park Home Owners Association.

6. Any field tile or underground drain which is encountered in construction of any improvement within this subdivision shall be perpetuated, and all owners of lots in this subdivision, their successors and assigns shall comply with the Indiana Drainage Code of 1965.

7. Any property owner altering, changing, or failing to maintain these drainage swales (ditches) will be held responsible for such action and will be given 10 days notice by certified mail to repair said damage.

8. Lot 15 was created to establish the boundary for the existing Lyon's Park Cemetery. The cemetery is maintained by the Township Trustee.

9. a. No fence, wall, hedge, tree, shrub, planting or other similar item which obstructs sight lines at elevation between two and one-half (2½) and nine (9) feet above the crown of a street shall be permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points twenty-five (25) feet from the intersection of the street right-of way lines; or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended.

b. The same sight line limitations shall apply to any lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a driveway pavement or alley line. For corner lots, no driveway shall be located within seventy (70) feet of the intersection of two (2) street centerlines.

10. Public Streets - The streets and public right-of-way shown herein, subject to construction standards and acceptance, are hereby dedicated to the public use to be owned and maintained by the governmental body having jurisdiction.

11. The sanitary sewers, and the connection thereto, shall be used only for and as a sanitary sewer system. No storm water, run-off water, down spouts, footing drains (perimeter drains) or sub-soil drainage shall be connected to the sanitary sewer system. No sump pumps shall be connected to the sanitary sewer system. Sump discharge line shall connect to hard surface.

12. Definitions
Front and side yard 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.
- Side Yard Setback = 10'
- Rear Yard Setback = 20'

A. Sidelines - Means a lot boundary that extends from the road on which a lot abuts to the rear line of said lot.

B. Rear Line - Means the boundary line that is farthest from and substantially parallel to the road on which the lot abuts, except that on corner lots, in which case it is the line parallel to the least amount of street frontage.

13. All lands in the subdivision and the use of the lands in this subdivision by present and future owners or occupants, shall be subject to declaration of covenants, conditions and restrictions of Lyons Park ("Declaration") recorded as Instrument Number _____ in the Office of the Johnson County Recorder.

14. This subdivision is subject to all drainage system design and construction standards of the City of Greenwood Subdivision Control Ordinance, all other applicable adopted standards of the City of Greenwood.

15. There are strips of ground as shown on the plat marked "No Access Drive Easement" (N.A.E.) which restrict any and all vehicular traffic (except emergency vehicles from access to the property along these limits).

16. There can be no open trench cut of Fry Road. Any utility or drainage improvement must be bored.

We the undersigned, owner of the real estate shown and described herewith, do hereby lay off plat and subdivide said real estate in accordance with the herein plat.

Witness my hand and seal this ____ day of _____, 2023.

Lyon's Park, LLC

SIGNATURE: _____

PRINTED NAME | TITLE: _____

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared _____, who acknowledged the execution of the above and foregoing to be (his/her) voluntary act and deed, and who swore to the truth of the matters therein.

WITNESS my hand and notarial seal this ____ day of _____, 2023.

Notary Public -

My Commission Expires:
County of Residence:

This plat is hereby given secondary approval by the City of Greenwood, Indiana, to wit:

Secondary approval is hereby granted by the designated official for the Greenwood Advisory Plan Commission on the ____ day of _____, 2023.

Designated Official Recording Secretary

Whereas _____ has this day files with the City of Greenwood dedications of certain real estates for the purpose of establishing a city right-of-way and easements which dedications are herein set forth. And whereas, the City of Greenwood, is of the opinion that said dedications is desirable and necessary: now therefore, said City of Greenwood, by the Greenwood Board of Public Works and Safety, under and by virtue of the power conferred upon it by statutes of the State of Indiana, for and on behalf of said city, accepts said dedication for the purposes of public right-of-way and easements, and order that the same be recorded in the Recorder's Office of the County of Johnson, State of Indiana, and said described real estate is hereby declared open and dedicated.

Be it resolved by the Board of Public Works and Safety, City of Greenwood, Johnson County, Indiana, that the dedications shown on this plat are hereby approved and accepted this ____ day of _____, 2023.

Jeffrey A. Colvin
Member Clarence S. Rutherford
Member

Kevin A. Hoover
Member Amanda Leach
Clerk, BPWS

Received by the Johnson County Assessor:

Mark Alexander, County Assessor

Entered for taxation this ____ day of _____, 2023.

Pamela J. Burton, Auditor, Johnson County, Indiana

Instrument Number:

Received for record this ____ day of _____, 2023.
At _____ m. and recorded in Plat Cabinet _____, Page

Teresa Petro, Recorder, Johnson County, Indiana



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