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First American Title Insurance Company  
Indianapolis Downtown—Corporate  
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## Subdivision Covenants and Restrictions

The information is provided as a public service only. The information on this site is general in nature, unofficial and is not a valid reference for any legal purposes. The user agrees to hold harmless, protect, indemnify, and forever release First American Title Insurance Company and its officers, directors, agents, and employees, from and against any and all liabilities, losses, damage, expenses and charges, including but not limited to attorneys' fees and expenses of litigation, which may be sustained or incurred by the user under, or arising directly or indirectly out of the use of the information contained in this site.

Instrument #10293

Plat Book 5, page 1  
Recorded: July 24, 1953

McCLELLAN'S FIRST ADDITION  
to the  
CITY OF GREENFIELD, INDIANA

State of Indiana, Hancock County, ss:

GREENFIELD GAS REALTY COMPANY, INC., by its President and Secretary-Treasurer whose names are hereunto affixed hereby certifies that the annexed and foregoing map and survey is a true plat and description of an addition to the City of Greenfield, Hancock County, Indiana, to be known as McCLELLAN'S FIRST ADDITION TO THE CITY OF GREENFIELD, INDIANA.

Said addition comprises the following described real estate situate in Hancock County, Indiana, to-wit:

A part of the West Half of the Northeast Quarter of Section 32, Township 16 North, Range 7 East, described as follows: Commencing at a point on the west line of said West Half of the Northeast Quarter of said Section 32, fifty-one (51) rods north of the Southwest Corner thereof; thence running east to the west line of the Highland Home Addition to the City of Greenfield, Indiana; thence north with said west line of said Highland Home Addition to the north line of said West Half of said Northeast Quarter; thence west on said north line to the Northwest Corner of said West Half; thence south to the place of beginning; containing 53 acres, more or less, EXCEPT a strip of land five hundred ninety-three and one half (593.5) feet wide, north and south and along the entire north end of the above described real estate which exception consists of three additions of lots laid out by Charles W. McKenzie and John B. Grandison on the north end of said real estate and known as "MAPLELAWN", "McKenzie's First Addition to Maplelawn" and "Second Addition to Maplelawn", leaving the acreage in this addition 35 acres, more or less. It being understood and agreed that the north line of the land herein described is the south line of the alley on the south side of said Second Addition to Maplelawn, said alley being designated as a 10 foot utility strip on said addition.

Subject also to a certain easement in favor of Greenfield Gas Co., Inc. executed by Charles W. McKenzie, dated September 2, 1941, and recorded in Miscellaneous Record No. 23, page 574-575, Recorder's Office, Hancock County, Indiana.

and consists of the lots, streets and alleys, as on the map set out.

The width and length of said lots, and the width of said streets and alleys are designated and indicated on the map. The streets and alleys are dedicated to the public for public for public highway purposes.

Said plat and Addition shall be subject to the following restrictions, to-wit:

- (a) All lots in the Addition shall be known and designated as residential lots and no dwelling with a floor space of less than 1500 sq. ft. without garage and less than 1700 sq. ft. with garage shall be permitted to be constructed on lots 1 to 26, both inclusive, and lots 97 to 107, both inclusive.

continued

Plat Book 5, page 1 (continued) McClellan's First Addition

- (b) No dwelling with a floor space of less than 1100 sq. ft. without garage and less than 1300 sq. ft. with garage shall be permitted to be constructed on lots 27 to 96, both inclusive.
- (c) Each dwelling must be constructed upon a lot or grouping of lots with no less than 105 ft. frontage.
- (d) No building shall be erected or located nearer to the front line than 50 ft. on lots 1 to 26, both inclusive, and no building shall be erected or located nearer to the front line than 40 ft. on lots 27 to 107, both inclusive.
- (e) No lot or lots in this Addition shall be re-subdivided in such a manner that there is less than 22,575 sq. ft. for each dwelling erected thereon in the group of lots numbered 1 to 26, both inclusive, and less than 15,015 sq. ft. for each dwelling erected thereon in the group of lots numbered 27 to 96, both inclusive, and less than 13,030 sq. ft. for each dwelling erected thereon in the group of lots numbered 97 to 107, both inclusive.
- (f) Out side or open toilets shall not be constructed or maintained upon any lot herein, but instead, septic tanks of a capacity of 500 gal. or more, properly connected to the storm sewer shall be installed and maintained until sanitary sewers are available. Surface water connections shall be made between the septic tank and the storm sewer.
- (g) No dwellings shall be constructed of cement block, asbestos siding, or prefab material, and no garages shall be built for living quarters.
- (h) No garage apartments or apartment houses, except for caretakers quarters, shall be permitted to be constructed.
- (i) There shall be no more than a 12" variation in the elevation of yards.
- (j) No livestock shall be maintained on any lot herein.
- (k) No business structure shall be erected or maintained on any lot herein and no noxious or offensive trade or activity shall be carried on upon any lot herein.

IN WITNESS WHEREOF, said corporation by its President and attested by its Secretary-Treasurer has hereunto affixed its name and seal this 15th day of July, 1953.

(SEAL)

GREENFIELD GAS REALTY COMPANY, INC.  
By: William A. McClellan  
William A. McClellan President

SEAL

ATTEST: Martha Beckenholdt  
Martha Beckenholdt, Secretary-Treasurer

continued

Plat Book 5, page 1 (concluded) McClellan's First Addition

Before me, the undersigned, Notary Public in and for said County and State personally appeared William A. McClellan and Martha Beckenholdt, President and Secretary-Treasurer of Greenfield Gas Realty Company, Inc., and as such officers of said corporation acknowledged the execution of the above and foregoing plat for the uses and purposes therein set out.

Witness my hand and notarial seal this 15th day of July, 1953.

My commission expires:  
Feb. 23, 1957

Stephen A. Free  
Stephen A. Free, Notary Public

The above plat is hereby approved this 15th day of July, 1953.

Roland Lewis	)	COMMON COUNCIL
C. S. Dailey	)	CITY OF
Richard Onstott	)	GREENFIELD, INDIANA

I HEREBY CERTIFY that the above plat was duly approved by the Common Council of the City of Greenfield, on the 15 day of July, 1953, as appears from the records of said City.

SEAL

Margaret Staley  
Margaret E. Staley Clerk-Treasurer