



*First American
Title Insurance Company*

INDIANA

Not Just for One Transaction, But for Life

First American Title Insurance Company
Indianapolis Downtown—Corporate
251 E. Ohio Street, Suite 200
Indianapolis, IN 46204
Telephone (317) 684-7556

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.

BEING A SUBDIVISION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP HANCOCK COUNTY

MAY 1976

INDIANA SURVEYING COMPANY,

BRADFORD R. DEREAMER, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7046

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: That Charles K. Williams and Lillian R. Williams, owner of the lands shown and described the same being a subdivision of the Northwest Quarter of Section 31, Township 15 North, Range 6 East, Sugar Creek, Townsh

1. That the express purpose of this plat is to subdivide the above property into lots in order to create more suitable
2. That the official zoning regulations in effect or as the same may be amended from time to time, changed or amended
3. That the street, together with all existing and future planting, trees and shrubbery thereon, as shown on the attached purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereon, whenever disc
4. There is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENT" for the in electricity, telephone services, water and sewer distribution and collection services, and any other utilities or se subdivider, its successor or assigns and/or the owners of property within the subdivision, such easement being in fa and franchised for, the subject area. No permanent buildings or trees shall be placed on said areas designated as
5. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to exceed two and one-half stories in height and a private garage for not more than three cars.
6. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property structures.
7. No building shall be located nearer to the front property line or nearer to the side street line than the minimum b than fifteen (15) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20
8. No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached or less than 1600 square feet of total floor area for a dwelling unit of more than one-story in height.
9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be u All outbuildings must be constructed of materials equivalent to those used in the residential structure.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may bec vehicle shall be parked on or repaired on any lot in this subdivision or on any lot thereof. No boat, trailer, camp property line of any lot. No garage or basement shall be built for living quarters or no occupancy of unfinished dv
11. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than c property for sale or rent; or a sign of any dimensions used by the builder to advertise the property during construc
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs or other household commercial purposes.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or toher waste materials shall storage or disposal of such material shall be kept in a clean and sanitary condition.
14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) corners, from the intersection of the street property lines extended. The same sight line limitations shall apply within the edge of a driveway. No trees shall be permitted within such distances of such sight lines.
15. From the date of commencement of construction (date building permit is issued) of any dwelling unit on any lot with

IN WITNESS WHEREOF: CHARLES K. WILLIAMS and LILLIAN R. WILLIAMS have caused these presents to be signed this 10th day of

STATE OF INDIANA) S.S.
COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, CHARLES K. WILLIAMS and LILLIAN R. WILLIAMS, to me well instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein exp

WITNESS MY SIGNATURE AND OFFICIAL SEAL this 10th day of May, 1976. My commission expires 2-18-78

HANCOCK COUNTY APPROVALS

HANCOCK COUNTY PLAN COMMISSION:

This is to certify that this plat was approved by the Hancock County Plan Commission this 20th day of May, 1976, under State of Indiana and all acts amendatory thereto.

William Silvey

WILLIAM SILVEY, PRESIDENT

HANCOCK COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for recording by the Hancock County Board of Commissioners under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana and in accepting this p

Byron Collier

BYRON COLLIER, PRESIDENT

Dawson Fry

DAWSON FRY, COMMISSIONER

HANCOCK COUNTY RECORDER:

This instrument filed this 8 day of June, 1976, and recorded in PLAT BOOK 6 at PAGE 90 and Indiana.

Erma Rodocker

ERMA RODOCKER, RECORDER

WOOD ADDITION

PAGE 1 OF 2
PLAT BOOK 6 PAGE 90

SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, 2ND RM.
INDIANA

MAY 1976

IRVEYING COMPANY, INC.
R. DEREAMER, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7046

76 2482

of the lands shown and described hereon have caused to be made the attached plat entitled "BEECHWOOD ADDITION" Range 6 East, Sugar Creek Township, Hancock County, Indiana.

in order to create more suitable sites for improvement. The plat, as amended or changed or amended applicable to the area within which the subdivision is located shall be observed. The easements shown on the attached plat are hereby dedicated to the perpetual use of the public for proper reversion thereon, whenever discontinued by law.

"DRAINAGE AND UTILITY EASEMENT" for the installation and maintenance of all utilities, including without limitations, water, gas, and any other utilities or services that may, in the future, be engaged or caused to be installed by the utility or service companies duly authorized to do business within, such easement being in favor of the utility or service companies duly authorized to do business within, and on said areas designated as "DRAINAGE AND UTILITY EASEMENT".

not to be used for any other purpose, placed or permitted to remain on any lot other than one detached single family dwelling unit not to be used for other than residential purposes.

between the street lines and the property lines of the street, there shall be erected or maintained no building or structure closer to the street line than the minimum building setback line shown on the plat. No dwelling unit shall be located nearer than twenty (20) feet to any rear lot line.

Use of open porches, attached garages or other accessory structures in the case of a one-story dwelling unit shall not exceed the height of the dwelling unit.

Use of other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently, for residential purposes.

No use shall be done thereon which may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked within twenty-five (25) feet of the front of the property. No occupancy of unfinished dwellings shall be permitted.

Use of signs shall be limited to one sign on not more than five square feet advertising the use of the property during construction and sales period. Except dogs or other household pets may be kept, provided that they are not kept, bred or maintained for any other purpose.

Incinerators or other waste materials shall be kept in a sanitary container. All incinerators or other equipment for the use of the property shall be placed or permitted to remain on any corner lot between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot at points twenty-five (25) feet from the intersection of the street lines; of in the case of rounded corners the limitations shall apply on any lot within ten (10) feet from the intersection of a street property line such as sight lines.

Any dwelling unit on any lot within this subdivision, said dwelling unit shall be completed within one (1) year. This plat shall be signed this 10th day of May, 1976.

Charles K. Williams
Lillian R. Williams

CHARLES K. WILLIAMS LILLIAN R. WILLIAMS

LILLIAN R. WILLIAMS, to me well known to be the persons described herein and who executed the foregoing uses and purposes therein expressed.

20 1976

C.K. Williams

NOTARY PUBLIC
STATE OF INDIANA

HANCOCK COUNTY APPROVALS

On this 20th day of May, 1976, under authority provided by Chapter 174, Acts of 1947, of the General Assembly,

Melvin W. Branson

MELVIN BRANSON, SECRETARY

Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this 24th day of May, 1976, Indiana and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

Don Kottowski
COMMISSIONER

Don Kottowski
DON KOTTELOWSKI, COMMISSIONER

Recorded at PAGE 90 and as INSTRUMENT NUMBER 76-2482 in the Office of the Recorder of Hancock County

DULY ENTERED
FOR TAXATION

JUN 8 1976

RECEIVED FOR RECORD

8:35 AM

JUN 8 1976

BEECHWOOD ADDITION

PAGE 1 OF 2
PLAT BOOK 6 PAGE

THE N.W. 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, 2ND P.M.
INDIANA

MAY 1976

INDIANA SURVEYING COMPANY, INC.

BRADFORD R. DEREAMER, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7046

76 24

Lillian R. Williams, owner of the lands shown and described hereon have caused to be made the attached plat entitled "BEECHWOOD AD
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Charles Williams Lillian R. Williams

CHARLES K. WILLIAMS

LILLIAN R. WILLIAMS

ie, CHARLES K. WILLIAMS and LILLIAN R. WILLIAMS, to me well known to be the persons described herein and who executed the foregoing
ely and voluntarily for the uses and purposes therein expressed.

76. My commission expires 2-18-79

C.K. Williams

NOTARY PUBLIC
STATE OF INDIANA

HANCOCK COUNTY APPROVALS

County Plan Commission this 20th day of May, 1976, under authority provided by Chapter 174, Acts of 1947, of the General Assembly.

Sam Silvey

SILVEY, PRESIDENT

Melvin W Branson

MELVIN BRANSON, SECRETARY

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Earl Rodvick

RECORDER

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