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LOOKING AHEAD

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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.

# MARY PLAT FOR TRACE, SECTION

Half of the Northeast Quarter of Section 16, Township 17 North, Range  
cond Principle Meridian in Vernon Township, Hancock County, Indiana

Industrial  
Front Yard = 35 feet  
Side Yard = 10 feet  
Rear Yard = 10 feet

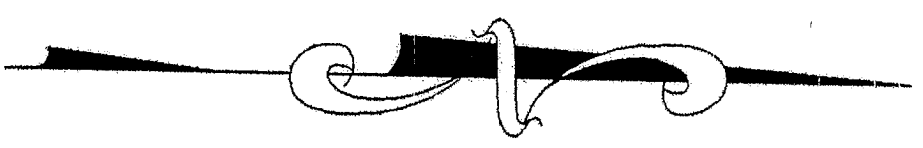
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Page 2 of 4

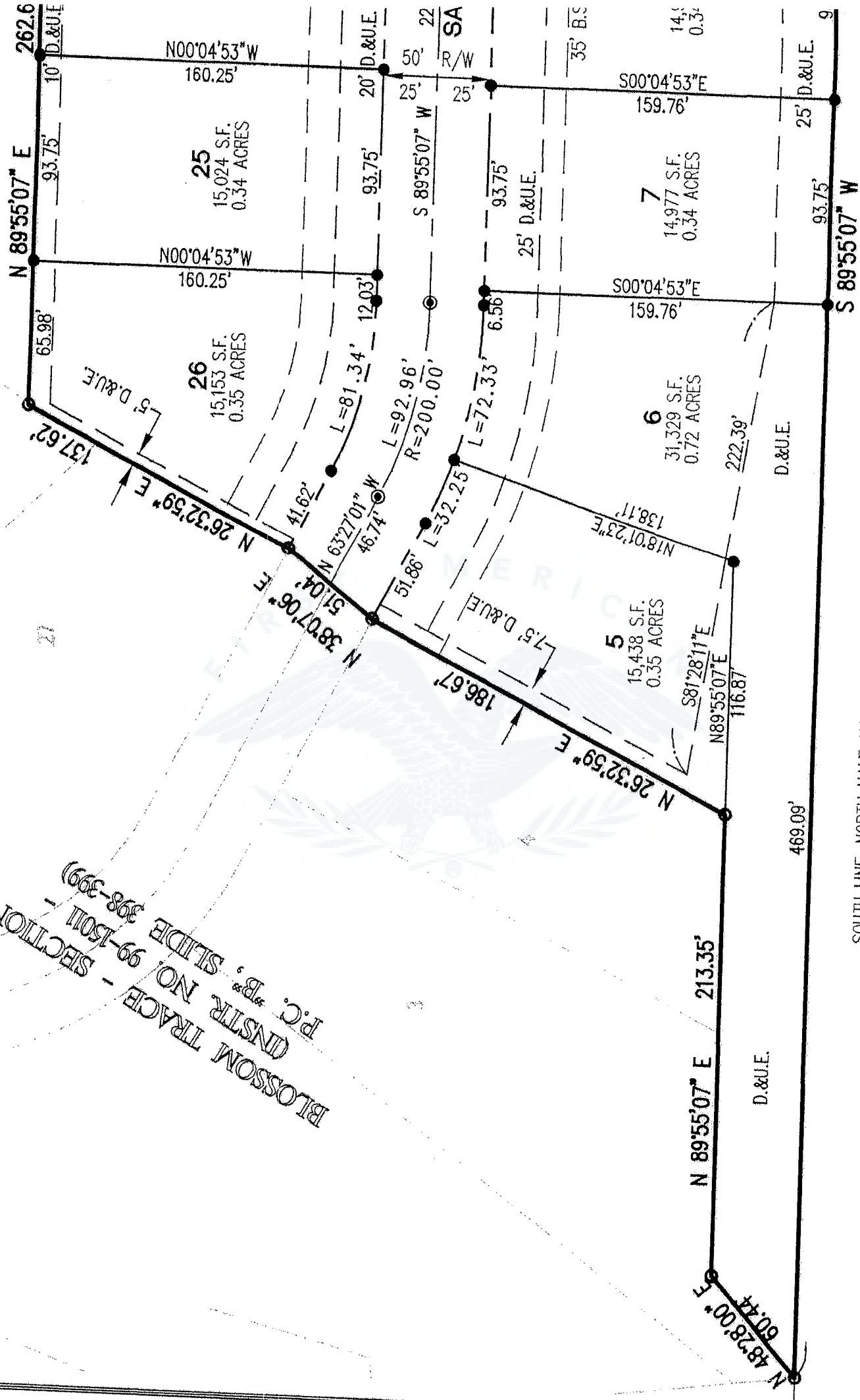
*abc Slide 219*



THE VILLAS OF BLOSSOM TRACE



BLOSSOM TRACHE - SECTION 1  
 INSTR. NO. 99-15011  
 P.C. 378, SLIDE 398-399



SOUTH LINE, NORTH HALF, NORTHEAST QUARTER, SECTION 16, T17N, R6E

# SECONDARY PLAT FOR BLOSSOM TRACT, SECTION

Part of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range  
6 East of the Second Principle Meridian in Vernon Township, Hancock County, Indiana

## LEGEND

— — — — — EASEMENT LINE

LANDSCAPE EASEMENT

RAINAGE AND UTILITY EASEMENT

BUILDING SETBACK LINE

SQUARE FEET

STREET ADDRESS

COPPERWELD" 18" STEEL ROD WITH 1-1/2"

BRASS CAP WITH "+" SET

5/8" REBAR FOUND

FOUNDATION SET WITH 5/8" REBAR WITH YELLOW  
PLASTIC CAP STAMPED, "FALCON ENGR. 20100037"

FOUNDATION NOTE: ALL LOT CORNERS TO BE  
MARKED WITH 5/8" REBARS WITH YELLOW PLASTIC  
CAPS, "FALCON ENGR. 20100037".

Zoning: PUD Industrial  
Minimum Depth Front Yard = 35 feet  
Minimum Width Side Yard = 10 feet  
Minimum Depth Rear Yard = 10 feet

THE VILLAS OF BLOSSOM



# SECONDARY PLAT OF BLOSSOM TRACE, SECTION 16

Part of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range 6 East of the Second Principle Meridian in Vernon Township, Hancock County, Indiana

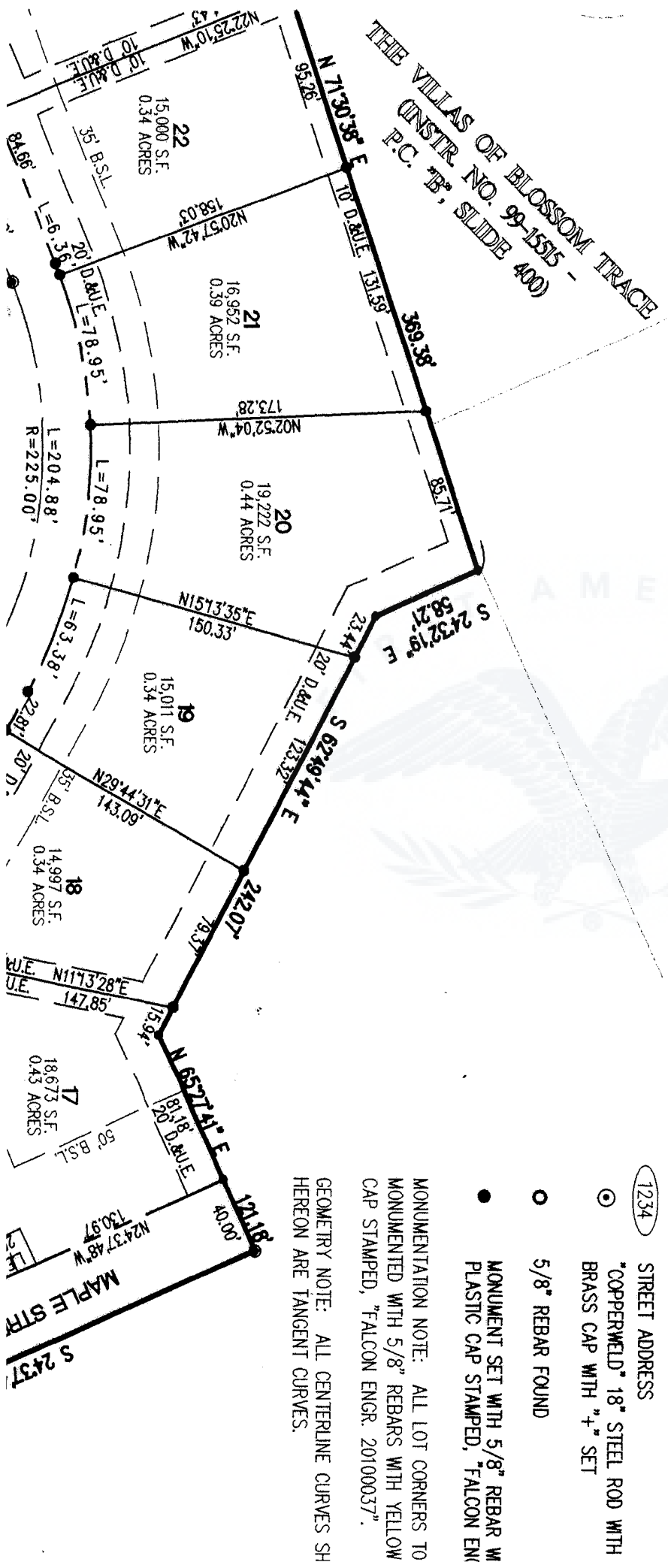
Zoning: PUD Industrial  
 Minimum Depth Yard = 35 feet  
 Minimum Width Side Yard = 10 feet  
 Minimum Depth Rear Yard = 10 feet

## LEGEND

- EASEMENT LINE
- LE LANDSCAPE EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- S.F. SQUARE FEET
- (1234) STREET ADDRESS
- ⊙ "COPPERWELD" 18" STEEL ROD WITH BRASS CAP WITH "+" SET
- 5/8" REBAR FOUND
- MONUMENT SET WITH 5/8" REBAR WITH PLASTIC CAP STAMPED, "FALCON ENGR"

MONUMENTATION NOTE: ALL LOT CORNERS TO MONUMENTED WITH 5/8" REBARS WITH YELLOW CAP STAMPED, "FALCON ENGR. 20100037".

GEOMETRY NOTE: ALL CENTERLINE CURVES SH HEREON ARE TANGENT CURVES.



# SECONDARY PLAT FOR JESSOM TRACE, SECTION II

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Part of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range 6 East of the Second Principle Meridian in Vernon Township, Hancock County, Indiana

## LEGEND

NORTHEAST CORNER,  
NORTHEAST QUARTER,  
SECTION 16-17N-R6E  
(MAGNETIC NAIL)

--- EASEMENT LINE

LE. LANDSCAPE EASEMENT

D.&U.E. DRAINAGE AND UTILITY EASEMENT

B.S.L. BUILDING SETBACK LINE

S.F. SQUARE FEET

1234 STREET ADDRESS

● "COPPERWELD" 18" STEEL ROD WITH 1-1/2" BRASS CAP WITH "+" SET

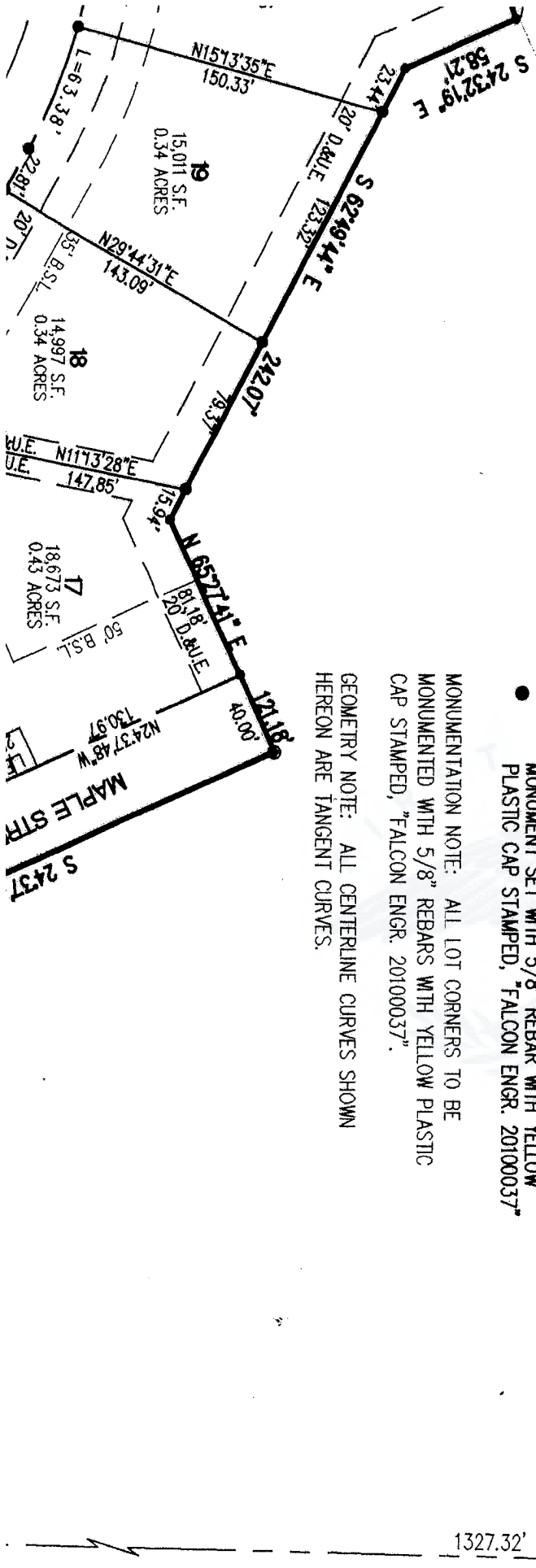
○ 5/8" REBAR FOUND

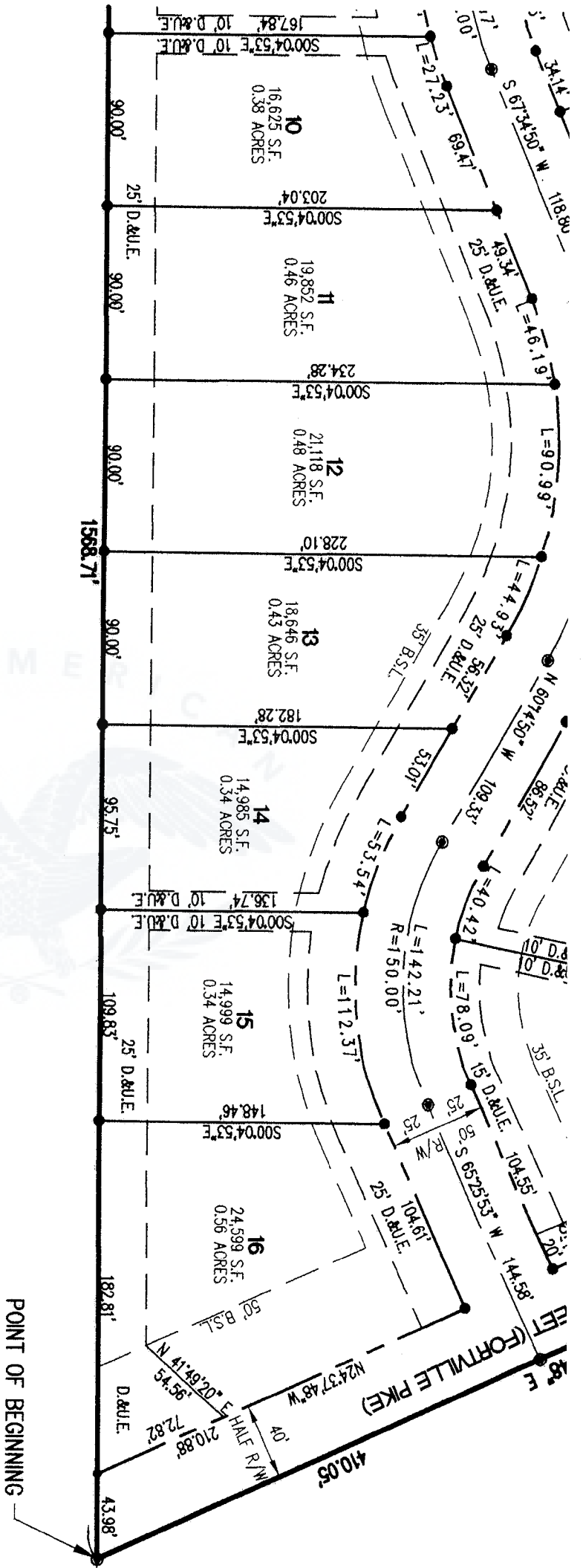
● MONUMENT SET WITH 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED, "FALCON ENGR. 20100037"

MONUMENTATION NOTE: ALL LOT CORNERS TO BE MONUMENTED WITH 5/8" REBARS WITH YELLOW PLASTIC CAP STAMPED, "FALCON ENGR. 20100037".

GEOMETRY NOTE: ALL CENTERLINE CURVES SHOWN HEREON ARE TANGENT CURVES.

Minimum Depth Front Yard = 35 feet  
Minimum Width Side Yard = 10 feet  
Minimum Depth Rear Yard = 10 feet





**DULY ENTERED  
FOR TAXATION**

**DEC 12 2005**

*Walter S. Shaver*  
Auditor of Hancock County



*The Honorable*  
Auditor of Hancock County

DEC 12 2005

DUTY ENTERED  
FOR TAXATION



( IN FEET )  
1 inch = 60 ft.

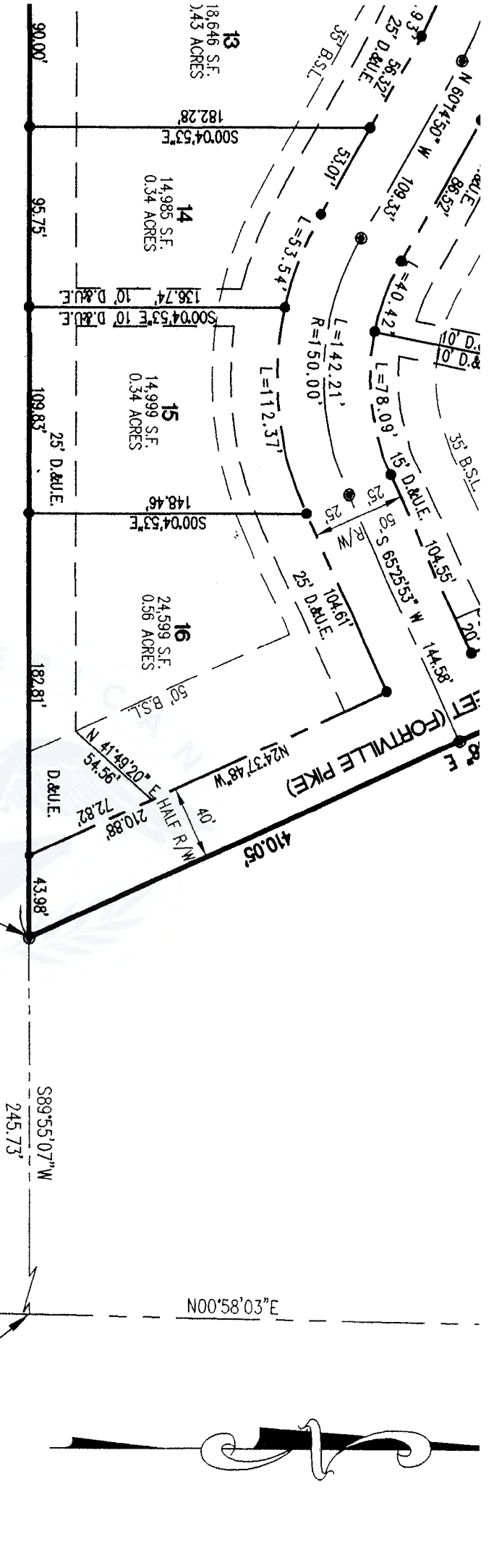
GRAPHIC SCALE

**falcon**  
ENGINEERING, INC.  
13110 Promise Road, Noblesville, Indiana 46060  
Phone: (317) 841-3141 Fax: (317) 841-9951

POINT OF BEGINNING

NORTHEAST CORNER,  
NORTHEAST QUARTER,  
SECTION 16-T17N-R6E  
(BRASS MONUMENT)

SOUTHEAST CORNER,  
NORTH HALF,  
NORTHEAST QUARTER,  
SECTION 16-T17N-R6E  
(NOTHING FOUND)



# SECONDARY PLAT FOR BLOSSOM TRACE, SECTION II

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050017227  
Cable S/1:de 2/9

Part of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range 6 East of the Second Principle Meridian in Vernon Township, Hancock County, Indiana

units per acre the developer shall establish a uniform design and  
ice with the U.S. Postal Service regulations. If nominal six by six  
level to the equivalent of a four inches by four inches post. Further,  
3, within 180 days after the certificate of occupancy is issued, shall  
be consistent with the following table:

combined, not for each yard individually.

num of 18 inches in height per National Nursery Standards.

required minimum shall not be required to plant additional trees as  
be a minimum size of two-inch in caliper measured six inches above  
scope package upon completion of the residence and the final lot

include a STREET-SIDE YARD (which shall be defined as the yard  
the evergreen tree with a minimum height of six feet and 12 shrubs.  
lighter densities.

all not interfere with the adjacent property use. Any tree becoming

pleasing housing options for the residential developments planned in

residential structures shall include the following minimum building

ral alternative that creates a dimensional affect with wood, vinyl or

**DEED OF DEDICATION**  
We, the undersigned Thomas A. Marten and Alexander C. Dickerson, owners of the real estate shown and described herein, do hereby lay off, plat, and  
subdivide said real estate in accordance with the within plat, and the previously recorded covenants for BLOSSOM TRACE SECTION I (Instrument  
#99-15011, Cabinet B, Slide 399). This subdivision consists of 22 lots numbered 5 through 26 inclusive and ~~the covenants~~ ~~the~~ ~~numbered~~ ~~1~~ ~~inclusive~~. This  
subdivision shall be known and designated as BLOSSOM TRACE, SECTION II. All streets and alleys and public open spaces shown and not therefore  
dedicated are hereby dedicated to the public.

**COVENANTS AND RESTRICTIONS**  
Front building setback lines are hereby established as shown on this plat, between which lines and property lines of the streets there shall be erected or  
maintained no building or structure. The strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities for the  
installation of water and sewer mains, poles, ducts, lines and wires, drainage facilities subject of 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 to the rights of the owners of other lots in this subdivision. All owners will comply with  
Section 156.069 (j) & (k) with regards to uniform mailbox specifications and minimum landscape package, and with Section 156.071 regarding Residential  
Building Standards per the Hancock County Plan Commission Ordinances.

**PLAN COMMISSION APPROVAL**  
Approval by Hancock County Plan Commission in accordance with the Subdivision Control Ordinance  
*John D. Kennedy* President *John Kennedy* Secretary *John Fisk* Date *Dec. 12, 2005*  
Void unless recorded before \_\_\_\_\_, 200\_\_.

**ACCEPTANCE OF DEDICATION**  
Be it resolved by the Town Council of the Town of Fortville, Hancock County, Indiana, that the  
dedications shown on this plat are hereby approved and accepted this 12 day of  
December, 2005.

# SECONDARY PLAT FOR BLOSSOM TRACE, SECTION 16

Part of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range 6 East of the Second Principle Meridian in Vernon Township, Hancock County, Indiana

## MINIMUM DEVELOPMENT STANDARDS

Section 156.069 (j) In developments which the density is equal to or greater than 0.5 units per acre the developer shall establish a uniform design and specifications for all mailboxes. The design and specifications shall be done in accordance with the U.S. Postal Service regulations. If nominal six by six posts are not used, the specifications shall require that the posts be scored at ground level to the equivalent of a four inches by four inches post. Further, all county regulations for the placement of mailboxes shall be adhered to.

Section 156.069 (j) In all developments, the developer shall require that each residence, within 180 days after the certificate of occupancy is issued, shall have in place a minimum landscape package for the front and side yards which shall be consistent with the following table:

Development Density (units per acre)	Number of Trees	Minimum Number of Shrubs	Front Yard Sod
2.01 and over	2	12	yes

## NOTES:

- (1) The minimum number of shrubs required is a total for the side and front yard combined, not for each yard individually.
- (2) All trees shall be a minimum of two-inch caliper and all shrubs shall be a minimum of 18 inches in height per National Nursery Standards.
- (3) Lots that have existing trees in the front yard and are in number to meet the required minimum shall not be required to plant additional trees as herein required. In order for the existing trees to qualify as an existing tree it must be a minimum size of two-inch in caliper measured six inches above the existing ground elevation at the base of the tree and be part of the finished landscape package upon completion of the residence and the final lot grading.
- (4) In addition to the above requirements, landscape packages for corner lots shall include a STREET-SIDE YARD (which shall be defined as the yard fronting the street on the side of the house that does not face the street) plan of one evergreen tree with a minimum height of six feet and 12 shrubs. The street-side yard shall be sodded for all developments of 1.0 units per acre and higher densities.
- (5) All trees shall be planted such that upon maturation the branches and limbs shall not interfere with the adjacent property use. Any tree becoming such a nuisance shall be trimmed or cut back to eliminate the nuisance.

## 156.071 RESIDENTIAL BUILDING STANDARDS.

It is the intent of these design standards to promote both technically and aesthetically pleasing housing options for the residential developments planned in Hancock County, Indiana.

(A) In developments which the density is equal to or exceeds 1.0 units per acre, the residential structures shall include the following minimum building standards:

- (1) Nine-inch overhangs on all roofs, except that side gables may use an architectural alternative that creates a dimensional affect with wood, vinyl or aluminum subject to plan director approval.

## DEED OF DEDICATION

We, the undersigned Thomas A. Marten and Alexander C. Dickerson, the subdivision sold real estate in accordance with the within plat, and the #99-15011, Cabinet B, Slide 399). This subdivision consists of 22 lot subdivision shall be known and designated as BLOSSOM TRACE, SECTION 16 and hereby dedicated to the public.

## COVENANTS AND RESTRICTIONS

Front building setback lines are hereby established as shown on this maintained no building or structure. The strips of ground shown on installation of water and sewer mains, poles, ducts, lines and wires, herein reserved. No permanent or other structures are to be erected take their titles subject to the rights of the public utilities, and to Section 156.069 (j) & (k) with regards to uniform mailbox specific Building Standards per the Hancock County Plan Commission Ordinar

## PLAN COMMISSION APPROVAL

Approval by Hancock County Plan Commission

*Robert D. Kennedy*  
President  
*John Kennedy*  
Secretary  
*Dennis*

Void unless recorded before \_\_\_\_\_

## ACCEPTANCE OF DEDICATION

Be it resolved by the Town Council of the T

dedications shown on this plat are hereby a  
December, 2005.

- (2) Roof pitch of no less than 6/12;
- (3) Vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D.3679 by the Vinyl Siding Institute (VSI) through the VSI siding certification program. The minimum thickness of vinyl siding shall be 0.044 inches;
- (4) Unless adjacent to a masonry wrap, all windows, doors and corners shall have one inch by six inch wood or vinyl surround or shutters or decorative trim or decorative window headers; and
- (5) Attached two-car garages
- (B) In developments which the density is equal to or exceeds 2.01 units per acre, residential structures shall meet all of the standards required per § 156.071(A) in addition to the following minimum building standards:
  - (1) Homes located adjacent to and directly across the street opposite from each other shall not be of the same front elevation. This does not prohibit the home to the rear from being the same front elevation;
  - (2) Exterior chimneys for fireplaces shall be masonry in entirety unless placed on the rear exterior wall of the residence. Chimneys that do not originate on an exterior wall that protrude through the roof may be of material other than masonry, excluding aluminum;
  - (3) All porches on the front or side of the residence shall be constructed with nominal six by six column posts. Residences without covered porches shall have architecturally treated entranceways;
  - (4) The maximum length of a block of residences along a perimeter of the development, excluding frontage along a public road, shall not exceed 500 feet. Acceptable block breaks include a future street stub; neighborhood park a minimum of 100 feet in width; lot configuration which causes the residence orientation to be altered a minimum of 60 degrees; change in building minimum exterior wall of the residence. Chimneys that do not originate on an exterior wall that protrude through the roof may be of material other than masonry, excluding aluminum;
  - (5) All residences shall include decorative rectangular, round, half-round or triangular front, rear and side gable roof vents or windows; and
  - (6) Residences built upon corner lots shall have included with the construction a minimum of three windows, with a minimum size of three feet by five feet, on the side of the home facing the street (street side-yard).
  - (C) In developments which the density is equal to or exceeds 1.0 units per acre, on corner lots the driveway shall be handed in the opposite side from the intersection of the street right-of-way lines.
  - (D) In developments which the density is equal to or less than 2.0 units per acre, corner lots shall be prohibited from having fences that are in the street-side yard. In developments which the density is greater than 2.0 units per acre, street-side yards may contain fences provided the fences are consistently themed with the residence and constructed of a material other than wood or chain-link and be no higher than 42 inches from the finish grade of the lot. The fence may be located no closer than five feet from the street-side lot line and shall be located no closer than ten feet of the front line of the residence.

DULY ENTERED FOR TAXATION

DEC 12 2005

*Mark S. Slaughter*  
Auditor of Hancock County

TAXES CURRENT AS OF 12-12-05  
012 3052-240  
*Gene D. Slippy*

*Michael R. Farris*  
MICHAEL R. FARRIS  
*Stephen D. Gibson*  
STEPHEN D. GIBSON  
*Carol L. Parsley*  
Carol L. Parsley  
Town Council ALAN R. MARSHALL

This Subdivision is subject to covenants and restrictions #99-15011, PC "B", Slide 399 in the Office of The amendments, or supplements thereto. If there is here and the Covenants as shown on the face of this Plat shall take precedent.

CERTIFICATE OF OWNERSHIP

We, Thomas A. Marten and Alexander C. Dickerson property described in the above caption and that described property to be surveyed and subdivided and voluntary act and deed.

*Thomas A. Marten*  
Thomas A. Marten, Co-Owner  
*Alexander C. Dickerson*  
Alexander C. Dickerson, Co-Owner  
DM Development

State of Indiana )  
County of HANCOCK ) SS:

I, CAROL L. PARSLEY, a Notary Public certify that Thomas A. Marten and Alexander C. Dickerson whose names are subscribed to the above and acknowledged that they signed the above certificate for the uses and purposes therein set forth.

Given under my hand and notarial seal this  
*Carol L. Parsley*  
NOTARY PUBLIC: CAROL L. PARSLEY  
COUNTY OF RESIDENCE: MARION  
COMMISSION EXPIRES: 7.22.08

by the Vinyl Siding Institute (VSI) through the VSI siding certification

inch by six inch wood or vinyl surround or shutters or decorative

ditional structures shall meet all of the standards required per §

shall not be of the same front elevation. This does not prohibit

or exterior wall of the residence. Chimneys that do not originate  
from, excluding aluminum;

by six column posts. Residences without covered porches shall

; excluding frontage along a public road, shall not exceed 500  
of 100 feet in width; lot configuration which causes the residence  
wall of the residence. Chimneys that do not originate on an  
siding aluminum;

port, rear and side gable roof vents or windows; and

um of three windows, with a minimum size of three feet by five

er lots the driveway shall be handed in the opposite side from the

r lots shall be prohibited from having fences that are in the  
street-side yards may contain fences provided the fences are  
chain-link and be no higher than 42 inches from the finish grade  
line and shall be located no closer than ten feet of the front line

TAXES CURRENT  
AS OF 12-12-05  
012 30 52 200  
James D. Skoog

Michael R. Farris  
MICHAEL R. FARRIS  
Stephen D. Gibson  
STEPHEN D. GIBSON  
Alan R. Manship  
Town Council ALAN R. MANSHIP

This Subdivision is subject to covenants and restrictions, recorded as Instrument Number Instrument #99-15011, PC "B", Slide 399 in the Office of The Recorder of Hancock County, Indiana, and any amendments, or supplements thereto. If there is a conflict between the Recorded Covenants listed here and the Covenants as shown on the face of this Plat, the Covenants as shown on the face of this Plat shall take precedent.

CERTIFICATE OF OWNERSHIP

We, Thomas A. Marten and Alexander C. Dickerson, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

DM Development LP does hereby certify as co-owners

Thomas A. Marten  
Thomas A. Marten, Co-Owner  
Alexander C. Dickerson  
Alexander C. Dickerson, Co-Owner

State of Indiana )  
County of HANCOCK ) SS:

I, CAROL L. PARSLEY, a Notary Public in and for said County and State, do hereby certify that Thomas A. Marten and Alexander C. Dickerson, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12<sup>th</sup> day of DECEMBER 2005

Carol L. Parsley

NOTARY PUBLIC: CAROL L. PARSLEY

COUNTY OF RESIDENCE: MARION

COMMISSION EXPIRES: 7-22-08

**falcon**  
ENGINEERING, INC.

13110 Promise Road, Noblesville, Indiana 46060  
Phone: (317) 841-3141 Fax: (317) 841-9951