



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

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# LIBERTY SE

RECORD

## SECTION ONE

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

SEPTEMBER, 1977

INDIANA SURVEYING COMPANY, I

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

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: That CLYDE STRAHL owner of the lands shown and described hereon has caused to be r the same being a subdivision of the Southwest Quarter of Sect on 31, Township 16 North, Range 7 East, Center Townsh

1. That the express purpose of this plat is to subdivide the above property into lots in order to create more suitable sites for development.
2. That the official zoning regulations now in effect or as the same may be amended, from time to time, changed or amended applicable to the acre within which the subdivision is located shall be observed.
3. That the streets, together with all existing and future planting, trees and shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.
4. There is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENT" for the installation and maintenance of all utilities, including without limitations, electricity, telephone services, water and sewer distribution and collection services, and any other utilities or services that may, in the future, be engaged or caused to be installed by the subdivider, its successors or assigns and/or the owners of property within the subdivision, such easement being in favor of utility or service companies duly authorized to do business within and franchises for the subject area. NO permanent buildings or trees shall be placed on said areas designated as "DRAINAGE AND UTILITY EASEMENT" but same may be used for garden, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of, herein described.
5. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private attached 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 lines of the street, there shall be erected or maintained no building or structures.
7. No building shall be located on any lot nearer to the front property line or nearer to the side street lines than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than ten (10) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20) feet to any rear lot line.
8. No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one story dwelling unit or less than 1800 square feet total floor area for a dwelling unit of more than one story in height.
9. The owner and/or builder of each lot shall install sidewalks on each lot during construction of the dwelling unit as per the City of Greenfield specifications.
10. No structures of garage, barn or residence either structured or mate
11. No noxious or of anything be done neighborhood. It repaired on any trailer, camper of the front pro for living quart
12. No sign of any k one professional than five square of any dimension during construct
13. No animals, live on any lot except that they are no
14. No lot shall be garbage or other incinerators or material shall b
15. No fence, wall, elevations betwe placed or permit formed by the st twenty-five (25) case of rounded extended. The s (10) feet from a driveway. No lines.
16. From the date of issued) of any d unit shall be co

IN WITNESS WHEREOF: CLYDE STRAHL, has caused these presents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

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

I HEREBY CERTIFY: That on this day personally appeared before me, CLYDE STRAHL, to me well known to be the person des who acknowledged that he executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS: My signature and Official Seal this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

BOARD OF PUBLIC WORKS:

CITY OF GREENFIELD APPROVALS

NOTARY PUBLIC

This plat was given approval by the BOARD OF PUBLIC WORKS AND SAFETY of the City of Greenfield, Indiana, at a meeting

PLAN COMMISSION:

CHAIRMAN

SECRETARY

Under authority provided by Chapter 174, Acts of 1947, enacted by the General Assembly of the State of Indiana and of common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield as follows: on the 16th day of September, 1977.

COUNTY RECORDER:

PRESIDENT

SECRETARY

This instrument filed for record this 16 day of September, 1977, and recorded in PLAT 800K \_\_\_\_\_ at Page \_\_\_\_\_ of the Recorder of Hancock County, Indiana.

# BERTY SHORES

PLAT BOOK 7

PAGE 76

PAGE 1 OF 2

CORD **SECTION ONE**

PLAT

# 78-3120

**E S.W. 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 EAST, 2ND P.M.**

SEPTEMBER, 1977

**INDIANA**

**INDIANA SURVEYING COMPANY, INC.**

BRADFORD R. DEREAMER, P.L.S., PRESIDENT

GREENFIELD, INDIANA

PH. 462-7046

owner of the lands shown and described hereon has caused to be made the attached plat entitled "LIBERTY SHORES SECTION ONE",  
ter of Section 31, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

divide the above property into lots  
lopment.

ect or as the same may be amended,  
e to the acre within which the

d future planting, trees and shrubbery  
y dedicated to the perpetual use of the  
icators, their successors or assigns the  
ntinued by law.

areas designated herein as "DRAINAGE  
aintenance of all utilities, includ-  
services, water and sewer distribution  
s or services that may, in the future,  
vider, its successors or assigns and/or  
uch easement being in favor of the  
do business within and franchises for,  
es shall be placed on said areas  
ut same may be used for garden, shrubs,  
or later interfere with the aforesaid

oses. No building shall be erected,  
it other than one detached single  
ories in height and a private attached

ablished as shown on this plat, between  
, there shall be erected or maintained

o the front property line or neither to  
setback lines shown on the plat. No  
(10) feet to any side lot line. No  
arier than twenty (20) feet to any rear

of less than 1000 square feet,  
other accessory structures in the  
800 square feet to total floor area  
ight.

ll sidewalks on each lot during construction  
ld specifications.

resents to be signed this \_\_\_\_\_ day of \_\_\_\_\_, 1977.

CLYDE STRAHL

ed before me, CLYDE STRAHL, to me well known to be the person described in and who executed the foregoing instrument and  
d voluntarily for the uses and purposes therein expressed,  
day of \_\_\_\_\_, 1977.

CITY OF GREENFIELD APPROVALS

NOTARY PUBLIC OF INDIANA

MY COMMISSION EXPIRES:

WORKS AND SAFETY of the City of Greenfield, Indiana, at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

CHAIRMAN  
SECRETARY

, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the  
his plat was given approval by the City of Greenfield as follows: Approved by the City Plan Commission at a meeting held

NT  
of \_\_\_\_\_, 1977, and recorded in PLAT BOOK \_\_\_\_\_ at Page \_\_\_\_\_ (INSTRUMENT NUMBER \_\_\_\_\_) In the Office

# LIBERTY SH

## RECORD SECTION TWO

BEING A SUBDIVISION OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 16 HANCOCK COUNTY

SEPTEMBER, 1977

INDIANA SURVEYING COMPANY, INC.

BRADFORD R. DEREAMER, P.L.S., PRESIDENT

GREENFIELD, INDIANA

PH. 462-7046

### DEDICATION AND PLAT RESTRICTIONS:

#### KNOW ALL MEN BY THESE PRESENTS:

THAT CLYDE STRAHL, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED TO BE MADE THE SAME BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 EAST, CENTER TOWNSHIP,

1. THAT THE EXPRESS PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ABOVE PROPERTY INTO LOTS IN ORDER TO CREATE MORE SUITABLE SITES FOR DEVELOPMENT.
2. THAT THE OFFICIAL ZONING NOW IN EFFECT OR AS THE SAME MAY BE AMENDED, FROM TIME TO TIME, CHANGED OR AMENDED APPLICABLE TO THE AREA WITHIN WHICH THE SUBDIVISION IS LOCATED SHALL BE OBSERVED.
3. THAT THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.
4. THERE IS HEREBY CREATED AN EASEMENT WITHIN ALL AREAS DESIGNATED HEREIN AS "DRAINAGE AND UTILITY EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, INCLUDING WITHOUT LIMITATIONS, ELECTRICITY, TELEPHONE SERVICES, WATER AND SEWER DISTRIBUTION AND COLLECTION SERVICES, AND ANY OTHER UTILITIES OR SERVICES THAT MAY, IN THE FUTURE, BE ENGAGED OR CAUSED TO BE INSTALLED BY THE SUBDIVIDER, ITS SUCCESSORS OR ASSIGNS AND/OR THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION; SUCH EASEMENT BEING IN FAVOR OF THE UTILITY OR SERVICE COMPANIES DULY AUTHORIZED TO DO BUSINESS WITHIN AND FRANCHISED FOR, THE SUBJECT AREA. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT", BUT SAME MAY BE USED FOR GARDEN, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS OF, HEREIN DESCRIBED.
5. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERRECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE HALF STORIES IN HEIGHT AND A PRIVATE ATTACHED 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 LINES OF THE STREET, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURES.
7. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT PROPERTY LINES OR NEARER TO THE SIDE STREET LINES THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE PLAT. NO DWELLING UNIT SHALL BE LOCATED NEARER THAN TEN (10) FEET TO ANY SIDE LOT LINE. NO DWELLING UNIT OR OUTBUILDING SHALL BE LOCATED NEARER THAN TWENTY (20) FEET TO ANY REAR LOT LINE.
8. NO DWELLING UNIT SHALL HAVE A GROUND FLOOR AREA OF LESS THAN 1500 SQUARE FEET, EXCLUSIVE OF OPEN PORCHES, ATTACHED GARAGES AND OTHER ACCESSORY STRUCTURES IN THE CASE OF A ONE STORY DWELLING UNIT OR LESS THAN 1800 SQUARE FEET OF TOTAL FLOOR AREA FOR A DWELLING UNIT OF MORE THAN ONE STORY IN HEIGHT.
9. THE OWNER AND/OR BUILDER OF EACH LOT SHALL INSTALL SIDEWALKS ON EACH LOT DURING CONSTRUCTION OF THE DWELLING UNIT AS PER THE CITY OF GREENFIELD SPECIFICATIONS.
10. NO STRUCTURES OF GARAGE, BARN OR AS A RESIDENCE, BE CONSTRUCTED OR STRUCTURE.
11. NO NOXIOUS OR OF SHALL ANYTHING BE TO THE NEIGHBORH PARKED ON OR REP NO BOAT, TRAILER FIVE (25) FEET O BASEMENT SHALL B DWELLINGS SHALL
12. NO SIGN OF ANY K ONE PROFESSIONAL MORE THAN FIVE S A SIGN OF ANY DI PROPERTY DURING
13. NO ANIMALS, LIVE ON ANY LOT EXCEP THAT THEY ARE NO
14. NO LOT SHALL BE TRASH, GARBAGE O ERS. ALL INCINER SUCH WASTE MATER
15. NO FENCE, WALL, ELEVATIONS BETWE PLACED OR PERMIT FORMED BY THE ST TWENTY-FIVE (25) CASE OF ROUNDED EXTENDED. THE S TEN (10) FEET FR EDGE OF A DRIVEV SUCH SIGHT LINES
16. FROM THE DATE OF ISSUED) OF ANY O UNIT SHALL BE CO
17. THE EXTERIOR CON OF AT LEAST FIFT

IN WITNESS WHEREOF: CLYDE STRAHL, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

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

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CLYDE STRAHL, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND WHO ACKNOWLEDGED THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1977.

### BOARD OF PUBLIC WORKS:

### CITY OF GREENFIELD APPROVALS

THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GREENFIELD, INDIANA, AT A MEETING

CHAIRMAN

SECRETARY

### PLAN COMMISSION:

UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND AL COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GREENFIELD AS FOLLOWS: ON THE 12th DAY OF September, 1977.

PRESIDENT

### COUNTY RECORDER:

THIS INSTRUMENT FILED FOR RECORD THIS 16 DAY OF \_\_\_\_\_, 1977. AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT P \_\_\_\_\_ OF THE RECORDER OF HANCOCK COUNTY, INDIANA.

ERMA RODOCKER, HANCOCK COUNTY RECORDER



SCRIBED HEREON HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "LIBERTY SHORES SECTION TWO",  
RTH, RANGE 7 EAST, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA.

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10. No STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDINGS SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE, EITHER TEMPORARILY OR PERMANETLY. ALL OUTBUILDINGS MUST BE CONSTRUCTED OF MATERIALS EQUIVALENT TO THOSE USED IN THE RESIDENTIAL STRUCTURE.
11. No NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. No INOPERATIVE OR UNLICENSED VEHICLE SHALL BE PARKED ON OR REPAIRED ON ANY LOT IN THIS SUBDIVISION OR ON ANY THEREOF. No BOAT, TRAILER, CAMPER OR MOBILE HOME SHALL BE PARKED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT PROPERTY LINE OF ANY LOT. No GARAGE OR BASEMENT SHALL BE BUILT FOR LIVING QUARTERS OR NO OCCUPANCE OF UNFINISHED DWELLINGS SHALL BE PERMITTED.
12. No SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT; ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT; OR A SIGN OF ANY DIMENSIONS USED BY THE BUILDER OR DEVELOPER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.
13. No ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.
14. No LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH. TRASH, GARBAGE OR OTHER WASTE MATERIALS SHALL BE KEPT IN SANITARY CONTAINERS. ALL INCINERATORS OR OTHER EQUIPMENT FOR THE STORAGE OR DISPOSAL OF SUCH WASTE MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.
15. No FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES; OR IN THE CASE OF ROUNDED CORNERS, FROM THE INTERSECTION OF THE STREET PROPERTY LINE EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITHIN THE EDGE OF A DRIVEWAY. No TREES SHALL BE PERMITTED WITHIN SUCH DISTANCES OF SUCH SIGHT LINES.
16. FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION (DATE BUILDING PERMIT IS ISSUED) OF ANY DWELLING UNIT ON ANY LOT IN THIS SUBDIVISION, SAID DWELLING UNIT SHALL BE COMPLETED WITHIN ONE YEAR.
17. THE EXTERIOR CONSTRUCTION OF ALL HOMES IN THESE SUBDIVISION SHALL CONSIST OF AT LEAST FIFTY (50) PER CENT BRICK OR MASONRY.

DAY OF \_\_\_\_\_, 1977.

Clyde Strahl  
CLYDE STRAHL

WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND PURPOSES THEREIN EXPRESSED.

[Signature]  
NOTARY PUBLIC OF INDIANA

Y OF GREENFIELD APPROVALS

[Signature]  
MY COMMISSION EXPIRES:

GREENFIELD, INDIANA, AT A MEETING HELD ON THE 9th DAY OF June, 1978

[Signature]  
SECRETARY

BLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE  
HE CITY OF GREENFIELD AS FOLLOWS: APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD

[Signature]  
IDENT

Mary Jane Grier  
SECRETARY

RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE \_\_\_\_\_ (INSTRUMENT NUMBER \_\_\_\_\_) IN THE OFFICE

RODOCKER, HANCOCK COUNTY RECORDER

# LIBERTY SHORES

PLAT BOOK \_\_\_\_\_  
PAGE \_\_\_\_\_

## SECTION THREE PLAT

PAGE 2 OF 3

W. 1/4 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 EAST, 2ND P.M. INDIANA

SEPTEMBER, 1980

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

DULY FILED FOR RECORD

SEP 2 1980

*James S. Casey*

OWNER OF THE LANDS SHOWN AND ENTITLED "LIBERTY SHORES EAST QUARTER OF SECTION 31, COUNTY, INDIANA.

15. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE KEPT, BRED OR KEPT ON ANY LOT EXCEPT DOGS, CATS OR OTHER HOUSEHOLD PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT BRED OR MAINTAINED FOR ANY COMMERCIAL PURPOSES.

THE ABOVE PROPERTY INTO LOTS AS THE SAME MAY BE AMENDED, AND THE AREA WITHIN WHICH THE

16. NO LOT SHALL BE USED OR MAINTAINED AS A DUMPING GROUND FOR RUBBISH, TRASH, GARBAGE OR OTHER WASTE MATERIALS SHALL BE KEPT IN SANITARY CONTAINERS. ALL MATERIAL SHALL BE KEPT IN A CLEAN AND SANITARY CONDITION.

PLANTING, TREES AND SHRUBBERY DEDICATED TO THE PERPETUAL USE OF OWNERS, THEIR SUCCESSORS OR DISCONTINUED BY LAW.

17. NO FENCE, WALL, HEDGE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AT ELEVATIONS BETWEEN TWO (2) AND SIX (6) FEET ABOVE THE ROADWAYS SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET PROPERTY LINES AND A LINE CONNECTING THEM AT POINTS TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF THE STREET LINES; OR IN THE CASE OF ROUNDED CORNERS, FROM THE INTERSECTION OF THE STREET PROPERTY LINE EXTENDED. THE SAME SIGHT LINE LIMITATIONS SHALL APPLY ON ANY LOT WITHIN TEN (10) FEET FROM THE INTERSECTION OF A STREET PROPERTY LINE WITHIN THE EDGE OF A DRIVEWAY. NO TREES SHALL BE PERMITTED WITHIN SUCH DISTANCES OF SUCH SIGHT LINES.

DESIGNATED HEREIN AS "DRAINAGE AREAS" OF ALL UTILITIES, INCLUDING WATER AND SEWER DISTRIBUTION SERVICES THAT MAY, IN THE FUTURE, BE PROVIDED BY ITS SUCCESSORS OR ASSIGNS SUCH EASEMENT BEING IN FAVOR OF BUSINESS WITHIN AND FRANCHISED AREAS SHALL BE PLACED ON SAID AREAS AND MAY BE USED FOR GARDEN, SHRUBS, OR OTHERWISE INTERFERE WITH THE AFORESAID

18. FROM THE DATE OF COMMENCEMENT OF CONSTRUCTION (DATE BUILDING PERMIT IS ISSUED) OF ANY DWELLING UNIT ON ANY LOT IN THIS SUBDIVISION, SAID DWELLING UNIT SHALL BE COMPLETED WITHIN ONE YEAR.

NO BUILDING SHALL BE ERRECTED, OR MORE THAN ONE DETACHED SINGLE FAMILY DWELLING UNIT AND A PRIVATE ATTACHED GARAGE

19. NO METAL FENCING OR PARTITIONS OF ANY KIND SHALL BE BUILT OR ERRECTED ON ANY LOT.

AS SHOWN ON THIS PLAT, BETWEEN LOTS SHALL BE ERRECTED OR MAINTAINED NO

20. NO FENCING OR PARTITIONS OF ANY KIND SHALL BE BUILT OR ERRECTED IN THE AREA BETWEEN THE LAKE AND THE CLOSEST POINT OF THE DWELLING UNIT EXCEPT AS REQUIRED BY LAW OR ORDINANCE.

FRONT PROPERTY LINE OR NEARER TO THE LINES SHOWN ON THE PLAT. NO ENCROACHMENT TO ANY SIDE LOT LINE.

21. NO DWELLING UNIT SHALL BE ERRECTED WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL COMMITTEE OF THE DEVELOPER.

LESS THAN 1600 SQUARE FEET, EXCLUSIVE OF PORCHES, PATIOS, DECKS, AND OTHER STRUCTURES IN THE CASE OF A ONE-FAMILY DWELLING UNIT

IN WITNESS WHEREOF: LIBERTY SHORES INC. AN INDIANA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS PRESIDENT, ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS SECRETARY THIS 15TH DAY OF SEPTEMBER, 1980.

WALKS ON EACH LOT DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GREENFIELD SPECIFICATIONS.

ATTESTED BY: James S. Casey JAMES S. CASEY, PRESIDENT James L. Brand JAMES L. BRAND, SECRETARY

NO TENT, SHACK, GARAGE, BARN OR OTHER STRUCTURE SHALL BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. NO STORAGE OF MATERIALS EQUIVALENT TO THOSE PERMITTED BY THE CITY OF GREENFIELD SPECIFICATIONS.

STATE OF INDIANA) S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JAMES S. CASEY AND JAMES L. BRAND, PRESIDENT AND SECRETARY, RESPECTIVELY, OF LIBERTY SHORES INC., AN INDIANA CORPORATION, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS 15TH DAY OF SEPTEMBER, 1980

NO SIGN ON ANY LOT, NOR SHALL ANYTHING BE ERRECTED OR MAINTAINED ON ANY LOT IN THIS SUBDIVISION AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. NO STORAGE OF MATERIALS EQUIVALENT TO THOSE PERMITTED BY THE CITY OF GREENFIELD SPECIFICATIONS.

Sharon DeReamer My COMMISSION EXPIRES: Jan. 26, 1984  
NOTARY PUBLIC, RESIDENT OF HANCOCK COUNTY, INDIANA

NO SIGN ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE FEET IN HEIGHT ADVERTISING THE PROPERTY OF THE BUILDER OR DEVELOPER TO BE ERRECTED ON ANY LOT.

CITY OF GREENFIELD APPROVALS  
BOARD OF PUBLIC WORKS: THIS PLAT WAS GIVEN APPROVAL BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF GREENFIELD, INDIANA, AT A MEETING HELD ON THE 18TH DAY OF SEP., 1980.  
Keith J. McClarnon KEITH J. McCLARNON, CHAIRMAN  
Patricia Elmore PATRICIA ELMORE, SECRETARY

NO SIGN ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE FEET IN HEIGHT ADVERTISING THE PROPERTY OF THE BUILDER OR DEVELOPER TO BE ERRECTED ON ANY LOT.

PLAN COMMISSION: UNDER AUTHORITY PROVIDED BY CHAPTER 174, ACTS OF 1947, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE CITY OF GREENFIELD AS FOLLOWS: APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD ON THE 15TH DAY OF SEPT. 1980  
Hugh John HUGH JOHN, PRESIDENT  
Mary Jane Grier MARY JANE GRIER, SECRETARY

NO SIGN ON ANY LOT EXCEPT ONE SIGN OF NOT MORE THAN FIVE FEET IN HEIGHT ADVERTISING THE PROPERTY OF THE BUILDER OR DEVELOPER TO BE ERRECTED ON ANY LOT.

COUNTY RECORDER: THIS INSTRUMENT FILED FOR RECORD THIS 19 DAY OF SEP. 1980, AND RECORDED IN PLAT BOOK 7 AT PAGE 40-1 (INST. # 1980-1) IN THE OFFICE OF THE RECORDER OF HANCOCK COUNTY, INDIANA.  
James L. Brand

LIBERTY

RECORD

SECTION 7

BEING A SUBDIVISION OF THE S.W. 1/4 OF SECTION 31, T HANCOCK COUNTY

SEPTEMBER, 1980

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

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT LIBERTY SHORES INC. OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON HAS CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "LIBERTY SHORES SECTION THREE", THE SAME BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 EAST, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA.

- 1. THAT THE EXPRESS PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ABOVE PROPERTY INTO LOTS IN ORDER TO CREATE MORE SUITABLE SITES FOR DEVELOPMENT.
2. THAT THE OFFICIAL ZONING REGULATIONS NOW IN EFFECT OR AS THE SAME MAY BE AMENDED, FROM TIME TO TIME, CHANGED OR AMENDED APPLICABLE TO THE AREA WITHIN WHICH THE SUBDIVISION IS LOCATED SHALL BE OBSERVED.
3. THAT THE STREETS, TOGETHER WITH ALL EXISTING AND FUTURE PLANTING, TREES AND SHRUBBERY THEREON, AS SHOWN ON THE ATTACHED PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW.
4. THERE IS HEREBY CREATED AN EASEMENT WITHIN ALL AREAS DESIGNATED HEREIN AS "DRAINAGE AND UTILITY EASEMENT" FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, INCLUDING WITHOUT LIMITATIONS, ELECTRICITY, TELEPHONE SERVICES, WATER AND SEWER DISTRIBUTION AND COLLECTION SERVICES, AND ANY OTHER UTILITIES OR SERVICES THAT MAY, IN THE FUTURE, BE ENGAGED OR CAUSED TO BE INSTALLED BY THE DEVELOPER, ITS SUCCESSORS OR ASSIGNS AND/OR THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION; SUCH EASEMENT BEING IN FAVOR OF THE UTILITY OR SERVICE COMPANIES DULY AUTHORIZED TO DO BUSINESS WITHIN AND FRANCHISED FOR, THE SUBJECT AREA. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID AREAS DESIGNATED AS "DRAINAGE AND UTILITY EASEMENT" BUT SAME MAY BE USED FOR GARDEN, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS OF, HEREIN DESCRIBED.
5. NO LOT SHALL BE USED EXCEPT FOR RESIDENTIAL PURPOSES. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN ONE DETACHED SINGLE FAMILY DWELLING NOT TO EXCEED TWO AND ONE-HALF STORIES IN HEIGHT AND A PRIVATE ATTACHED 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 LINE OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURES.
7. NO BUILDING SHALL BE LOCATED ON ANY LOT NEARER TO THE FRONT PROPERTY LINE OR NEARER TO THE SIDE STREET LINES THAN THE MINIMUM BUILDING SETBACK LINES SHOWN ON THE PLAT. NO DWELLING UNIT SHALL BE LOCATED NEARER THAN TEN (10) FEET TO ANY SIDE LOT LINE.
8. NO DWELLING UNIT SHALL HAVE A GROUND FLOOR AREA OF LESS THAN 1600 SQUARE FEET, EXCLUSIVE OF OPEN PORCHES, ATTACHED GARAGES AND OTHER ACCESSORY STRUCTURES IN THE CASE OF A ONE STORY DWELLING UNIT OR LESS THAN 1800 SQUARE FEET TOTAL FLOOR AREA FOR A DWELLING UNIT OF MORE THAN ONE STORY IN HEIGHT.
9. THE OWNER AND/OR BUILDER OF EACH LOT SHALL INSTALL SIDEWALKS ON EACH LOT DURING CONSTRUCTION OF THE DWELLING UNIT AS PER THE CITY OF GREENFIELD SPECIFICATIONS.
10. NO STRUCTURES OF A TEMPORARY CHARACTER, TRAILER, BASEMENT, TENT, SHACK, GARAGE, BARN OR OTHER OUTBUILDING SHALL BE USED ON ANY LOT AT ANY TIME AS A RESIDENCE EITHER TEMPORARILY OR PERMANENTLY. ALL OUTBUILDINGS MUST BE CONSTRUCTED OF MATERIALS EQUIVALENT TO THOSE USED IN THE RESIDENTIAL STRUCTURE.
11. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO INOPERATIVE OR UNLICENSED VEHICLE SHALL BE PARKED ON OR REPAIRED ON ANY LOT IN THIS SUBDIVISION OR ON ANY LOT THEREOF. NO BOAT, TRAILER, CAMPER OR MOBILE HOME SHALL BE PARKED WITHIN TWENTY-FIVE (25) FEET OF THE FRONT PROPERTY LINE OF ANY LOT. NO GARAGE OR BASEMENT SHALL BE BUILT FOR LIVING QUARTERS OR NO OCCUPANCE OF UNFINISHED DWELLINGS SHALL BE PERMITTED.
12. NO SIGN OF ANY KIND SHALL BE DISPLAYED TO THE PUBLIC VIEW ON ANY LOT EXCEPT ONE PROFESSIONAL SIGN OF NOT MORE THAN ONE SQUARE FOOT; ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET; ONE SIGN OF NOT MORE THAN FIVE SQUARE FEET ADVERTISING THE PROPERTY FOR SALE OR RENT; OR A SIGN OF ANY DIMENSIONS USED BY THE BUILDER OR DEVELOPER TO ADVERTISE THE PROPERTY DURING CONSTRUCTION AND SALES PERIOD.
13. ALL LOTS ABUTTING THE LAKE AND THE LOT OCCUPIED BY THE LAKE SHALL BE HELD AND BE SUBJECT TO THE COVENANTS, DECLARATIONS, RESTRICTIONS, TERMS AND PROVISIONS OF A NOT-FOR-PROFIT CORPORATION TO BE FORMED FOR THE PURPOSE OF MAINTAINING, ADMINISTERING AND COLLECTING AND COLLECTING ASSESSMENTS AND CHARGES FOR MAINTENANCE OF THE AREA OCCUPIED BY THE LAKE.
14. ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE PAVED WITH CONCRETE OR ASPHALT.