



*First American
Title Insurance Company*

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.

PLAT BOOK 5, page 48
Recorded: July 1, 1957

The undersigned George J. and Clara Welker hereby lay off and sub-divide the above described real estate in accordance with this plat. This sub-division shall be known as "Sugar Creek Heights".

No. 1 Lots in this sub-division shall be designated as residential lots, except lots number 6 and 13 which shall be either residential or business lots. Only one single family dwelling with accessory building may be erected, or maintained on said lots.

No. 2. No one story house shall be erected on any lot in this sub-division having a ground floor area of less than 900 square feet and at this date valued at less than \$10,000.00.

No. 3. No trailer, tent, shack, basement, garage, barn or other outbuildings or temporary structure shall be used for temporary or permanent residential purposes on any lot in this sub-division.

No. 4. No noxious or offensive trade shall be carried on upon any lot in this sub-division, nor shall anything be done thereon which shall be or become a nuisance to the neighborhood.

No. 5 No numbered lot in this sub-division shall be re-subdivided.

No. 6 All future improvements in this sub-division shall comply with the Hancock County Indiana Master Plan Permanent Zoning Ordinance.

In Witness Whereof George J. and Clara Welker, husband and wife have hereunto caused their names to be subscribed this 21st day of Jan. 1956.

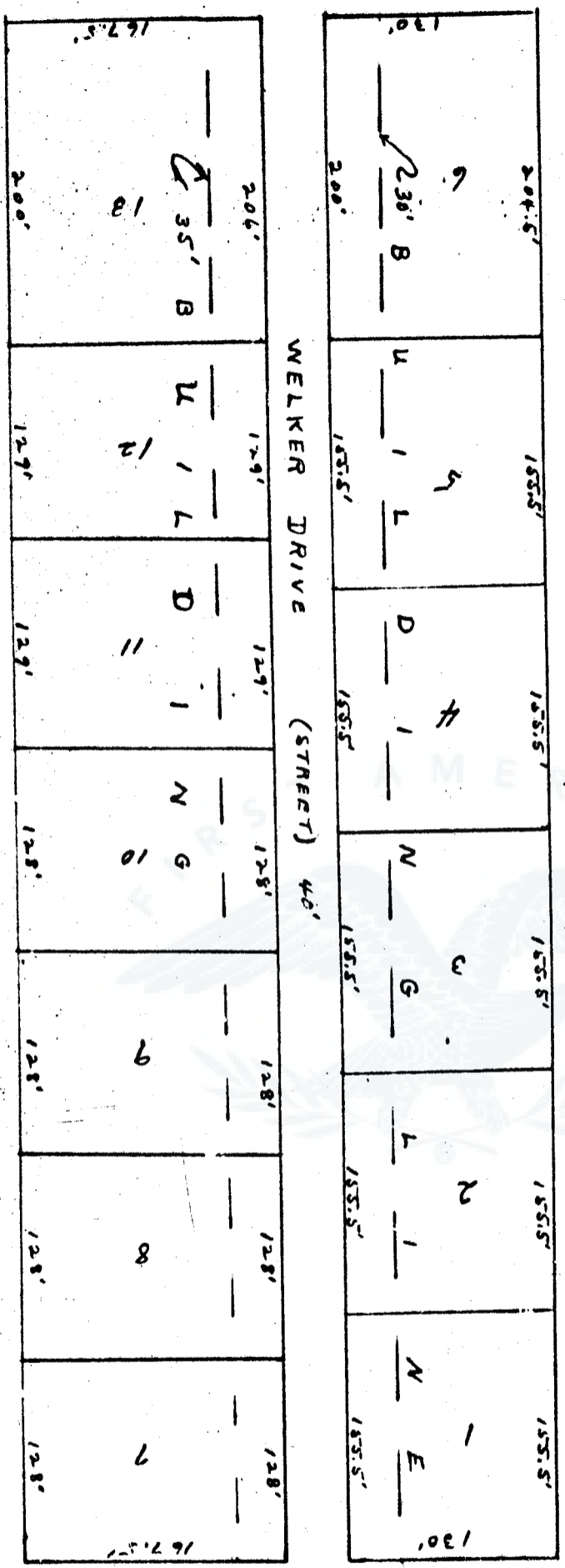
Subscribed and sworn to before me this 21day of January 1956.

SEAL AFFIXED

s/Mary F. Corcoron
Notary Public

To have and correct, and represents a survey made by me of the following described tract.

↖ of U.S. HIGHWAY #40 (FORMERLY THE NATIONAL ROAD)



↖ N.W. COR. E. 1/2 OF N.E. 1/4 OF SEC. 4-15-6
642'