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Subdivision Covenants and Restrictions

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BEING A SUBDIVISION OF THE N. 1/2 OF SECTION 17, TOWNSHIP
HANCOCK COUNTY

MARCH, 1978

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 NORTHGATE REALTY, INC., an Indiana Corporation, owner of the lands show entitled "CRANBERRY LAKE ESTATES SECTION TWO", the same being a Subdivision of the North Half of Section 17, Township 17 North, Range 10 East, 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 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 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, herein described.
5. No lot shall be used except for residential purposes. No building shall be placed, erected, altered or permitted to remain on any lot other than one detached single family dwelling unit 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 fifteen (15) 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 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 of total floor area for a dwelling unit of more than one story in height.
9. No structures, barn or other, either temporary or permanent, shall be erected on any lot in this subdivision, except as shown on the plat, and shall be equivalent to the lot area.
10. No noxious or offensive structures, buildings or anything be done on any lot in this subdivision, which shall be a mobile home shall be located within the line of any lot occupied by the owner of the lot.
11. No sign of any kind, except as shown on the plat, shall be placed on any lot in this subdivision, except as shown on the plat, and shall be equivalent to the lot area.
12. No animals, live or dead, shall be kept on any lot in this subdivision, except as shown on the plat, and shall be equivalent to the lot area.
13. No lot shall be used for any purpose other than residential purposes, except as shown on the plat, and shall be equivalent to the lot area.
14. No fence, wall, or other structure shall be erected on any lot in this subdivision, except as shown on the plat, and shall be equivalent to the lot area.
15. From the date of the completion of any dwelling unit on any lot in this subdivision, the exterior of the dwelling unit shall be maintained in a neat and attractive condition at least ten (10) days after the completion of the dwelling unit.
16. The exterior of the dwelling unit shall be maintained in a neat and attractive condition at least ten (10) days after the completion of the dwelling unit.
17. Northgate Realty, Inc. shall be responsible for the construction of all building plans.
18. All driveways shall be constructed in accordance with the building plans.

IN WITNESS WHEREOF: NORTHGATE REALTY, INC., an Indiana Corporation, has caused these presents to be signed in Secretary this 31st day of July, 1978.

NORTHGATE REALTY, INC.

BY: Allen Strahl PRESIDENT
ALLEN STRAHL

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

I HEREBY CERTIFY: That on this personally appeared before me, an Officer duly authorized to administer oaths and take acknowledgements, Allen Strahl and Linda Strahl, President and Secretary, respectively, of Northgate Realty, Inc., an Indiana Corporation, to me well known to be the persons herein described and who severally acknowledge the execution thereof to be their free act and deed as such officers for the uses and purposes mentioned, WITNESS: My signature and Official Seal this 31st day of July, 1978

Sharon Eastes

My Commission expires: JAN. 26, 1980

NOTARY PUBLIC OF INDIANA

HANCOCK COUNTY PLAN COMMISSION: This is to certify that this plat was approved by the Hancock County Plan Commission this 16th day of March, 1978, under the authority provided by Chapter 174, Acts of 1947 of the General Assembly, State of Indiana and all acts amendatory thereto.

James E. McCord

PRESIDENT - JAMES E. MCCORD

Gerald Lantz

SECRETARY - GERALD LANTZ

HANCOCK COUNTY COM

This is to certify
Hancock County Com
11th day of
July, Acts of 1951, c
plat all previous

D. Davis

PRESIDENT - DAVID DAVIS

William

COMMISSIONER - WILLIAM DAVIS

William

COMMISSIONER - WILLIAM DAVIS

HANCOCK COUNTY REC

and recorded in PI

SECTION 17

1/2 OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 7 EAST, 2ND P.M. INDIANA

MARCH, 1978

INDIANA SURVEYING COMPANY, INC.

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

78 5201

..., an Indiana Corporation, owner of the lands shown and described hereon, have caused to be made the attached plat showing a Subdivision of the North Half of Section 17, Township 16 North, Range 7 East, Center Township, Hancock

the above property into lots

the same may be amended, area within which the

planting, trees and shrubbery intended to the perpetual use of heirs, their successors or discontinued by law.

designated herein as "DRAINAGE EASEMENT" of all utilities, including water and sewer distribution lines that may, in the future, be assigned to its successors or assigns. Such easement being in favor of the business within and around the same shall be placed on the plat but same may be used as shown or later amended.

no building shall be placed on any lot other than one detached single lot in height and a private

as shown on this plat, there shall be erected or

on any lot nearer than 5 feet to any side lot line and nearer than twenty (20) feet to any

more than 1600 square feet, accessory structures in the area of total floor area

9. No structures of a temporary character, trailer, basement, tent, shack, garage or 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.
10. 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 occupancy of unfinished dwellings shall be permitted.
11. 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.
12. 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.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall be kept in a sanitary container. All incinerators or other equipment for the storage or disposal of such waste 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 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 lines 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.
15. From the date of commencement of construction (date building permit is issued) of any dwelling unit on any lot within this subdivision, said dwelling unit shall be completed within one (1) year.
16. The exterior construction of all homes within this subdivision shall consist of at least TEN (10%) per cent brick or masonry.
17. Northgate Realty, Inc. hereby reserves the right to inspect and approve all building plans before construction commences on any lot in this subdivision.
18. All driveways in this subdivision shall be paved with asphalt or concrete.

..., an Indiana Corporation, has caused these presents to be signed in its corporate name by its President and attested by its

Allen Strahl

PRESIDENT

ATTEST:

Linda Strahl

SECRETARY

ALLEN STRAHL

LINDA STRAHL

HANCOCK COUNTY COMMISSIONERS:

..., an Officer duly authorized and Linda Strahl, President of Indiana Corporation, to me hereby acknowledge the execution of the uses and purposes mentioned, July 1978

This is to certify that this plat has been approved and accepted for record by the Hancock County Commissioners, by resolution adopted by said Commissioners, this 11TH day of SEPT., 1978, under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

the term expires: JAN. 26, 1980

Dawson Fry
PRESIDENT - DAWSON FRY

Noble Snodgrass
COMMISSIONER - NOBLE SNODGRASS

DULY ENTERED FOR TAXATION

SEP 25 1978

the plat was approved by the