



*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.

IVY DALE - SEC

we, the undersigned, George R. Reilly and Nancy L. Reilly and Leon Wilson and Minnie Lou Wilson do hereby lay off, plat and subdivide real estate in accordance with the within plat.

This subdivision shall be known and designated as Ivy Dale - Section Two. All streets shall be dedicated to the public.

Front building setback lines are hereby established as shown on this plat, between buildings or maintained no building or structure. The strips of ground shown on this plat are reserved for the installation of water and sewer mains, poles, ducts, lines and wires, drainage easement herein reserved. No permanent or other structures are to be erected on this subdivision shall take their titles subject to the rights of the public utilities.

This subdivision shall be subject to the following restrictions which shall operate:

1. Drainage swales (ditches) along dedicated roadways and within the right-of-way shall be filled in, tiled, or otherwise changed without the permission of the Hancock County Board of Health, sodded grassways, or other non-eroding surfaces. Water from roof or parking areas shall not be discharged into drainage swales or ditches will not be damaged by such water. Driveways may be constructed over drainage swales or other approved structures have been permitted by the County Board of Health.
2. Any property owner altering, changing or damaging the drainage swales or ditches shall give notice by registered mail to repair said damage, after which time, if no action is taken, the bill for such repairs will be sent to the affected property owner.
3. No fence, wall, hedge, tree or shrub planting which obstructs sight lines and is not permitted to remain on any corner lot within the triangular area formed by the intersection of said street lines (40 feet for minor streets and 75 feet for major streets) from the intersection of the street right-of-way lines extended.
4. The same sight limitations shall apply to any lot within 10 feet of the intersection of a street, driveway or alley line. No driveway shall be located within the 70 feet of the intersection of a street, driveway or alley line.
5. All lots in this subdivision shall be designated as residential lots. Only one residence shall be permitted on any lot.
6. No residence shall be erected, placed or permitted to remain on any lot unless it is at least 1000 square feet, exclusive of porch or garage, or 1000 square feet in the case of a mobile home including in the construction. The residence shall be constructed on a permanent foundation.
7. No trailer, tent, shack, basement, garage, barn or other out-buildings shall be permitted on any lot.
8. No commercial dog kennel, hospital or junk yard will be permitted in this subdivision.
9. No noxious or offensive trade shall be carried upon any lot in this subdivision which creates a nuisance to the neighborhood.
10. All water systems and methods of sewage disposal in this subdivision are to be approved by the State Board of Health or other civil authority having jurisdiction.
11. No building shall be located nearer to a side lot than 15 feet. No fence shall be located nearer to a side lot than 15 feet.
12. No concrete block house shall be permitted on any lot in this subdivision.
13. Driveway pipes with a minimum of 12 inches diameter shall be placed at all lot corners.
14. All residential construction shall be completed within one year after starting.
15. Invalidation of any of these restrictions shall in no wise affect the other restrictions.

State of Indiana)
County of Hancock)

We, George R. Reilly and Nancy L. Reilly, his wife, and Leon Wilson and Minnie Lou Wilson do hereby certify that the property described in the above caption and that as such owners we have caused the above plat to be drawn and shown on the herein drawn plat, as our own free and voluntary act and deed.

George R. Reilly
GEORGE R. REILLY

Nancy L. Reilly
NANCY L. REILLY

State of Indiana)
County of Hancock)

I, Richard T. Frye, a notary in and for said County and State, do hereby certify that I have personally known to me to be the same person who signed the above certificate and acknowledge that they signed the above certificate on this day in person and acknowledge that they signed the above certificate therein set forth.

Given under my hand and notarial seal this 17th day of JUNE, 1978.

Be it resolved by the Board of County Commissioners, Hancock County, Indiana, that this 19th day of JUNE, 1978.

Y DALE - SECTION TWO

L. Reilly and Leon Wilson and Minnie Lou Wilson, owners of the real estate shown and described herein, in accordance with the within plat.

Ivy Dale - Section Two. All streets shown and not heretofore dedicated are hereby dedicated to the

as shown on this plat, between which lines and property lines of the streets there shall be erected strips of ground shown on this plat and marked "Easement" are reserved for the use of public utilities poles, ducts, lines and wires, drainage facilities subject at all times to the proper authorities and to other structures are to be erected or maintained on said strips of land, but owners of lots in this subdivision shall have the rights of the public utilities, and to the rights of the owners of the other lots in the subdivision.

ing restrictions which shall operate as perpetual covenants.

ways and within the right-of-way, or on dedicated easements, are not to be altered, dug out, or filled in without the permission of the Hancock County Surveyor. Property owners must maintain these swales as ditches. Water from roof or parking areas must be contained on the property long enough so that said swales are not filled by such water. Driveways may be constructed over these swales or ditches only when appropriate permission has been permitted by the County Surveyor.

ing the drainage swales or ditches will be held responsible for such action and will be given 10 days notice, after which time, if no action is taken the Hancock County Surveyor will cause said repairs to be made and the cost will be sent to the affected property owner for immediate payment.

g which obstructs sight lines and elevations between 2.5 and 8 feet above the street shall be placed or removed from the triangular area formed by the street right-of-way lines and a line connecting point: 40 feet from the street for minor streets and 75 feet for arterial streets) or in the case of a rounded property corner, the sight triangle shall be extended.

any lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway shall be located within the 70 feet of the intersection of two street lines.

used as residential lots. Only one single-family dwelling may be erected or maintained on said lot.

mitted to remain on any lot unless said residence shall have a ground floor area of not less than 1600 square feet in the case of a two-story residence. Each residence shall have an attached two-story residence shall be constructed of a minimum of 40 per cent brick or masonry stone.

garage or other out-buildings shall be used for temporary or permanent residential purposes on any lot.

and will be permitted in this subdivision. Keeping of livestock, except domestic pets is prohibited.

located upon any lot in this subdivision, nor shall anything be done thereon which shall be or become a nuisance.

regulations in this subdivision are to be in compliance with the regulations or procedures of the Indiana State Board of Health having jurisdiction.

any lot than 15 feet. No fence shall be located between the street and the Building Line (B/L).

on any lot in this subdivision.

meter shall be placed at all lot entrances.

to be completed within one year after starting date.

shall in no wise affect the other restrictions.

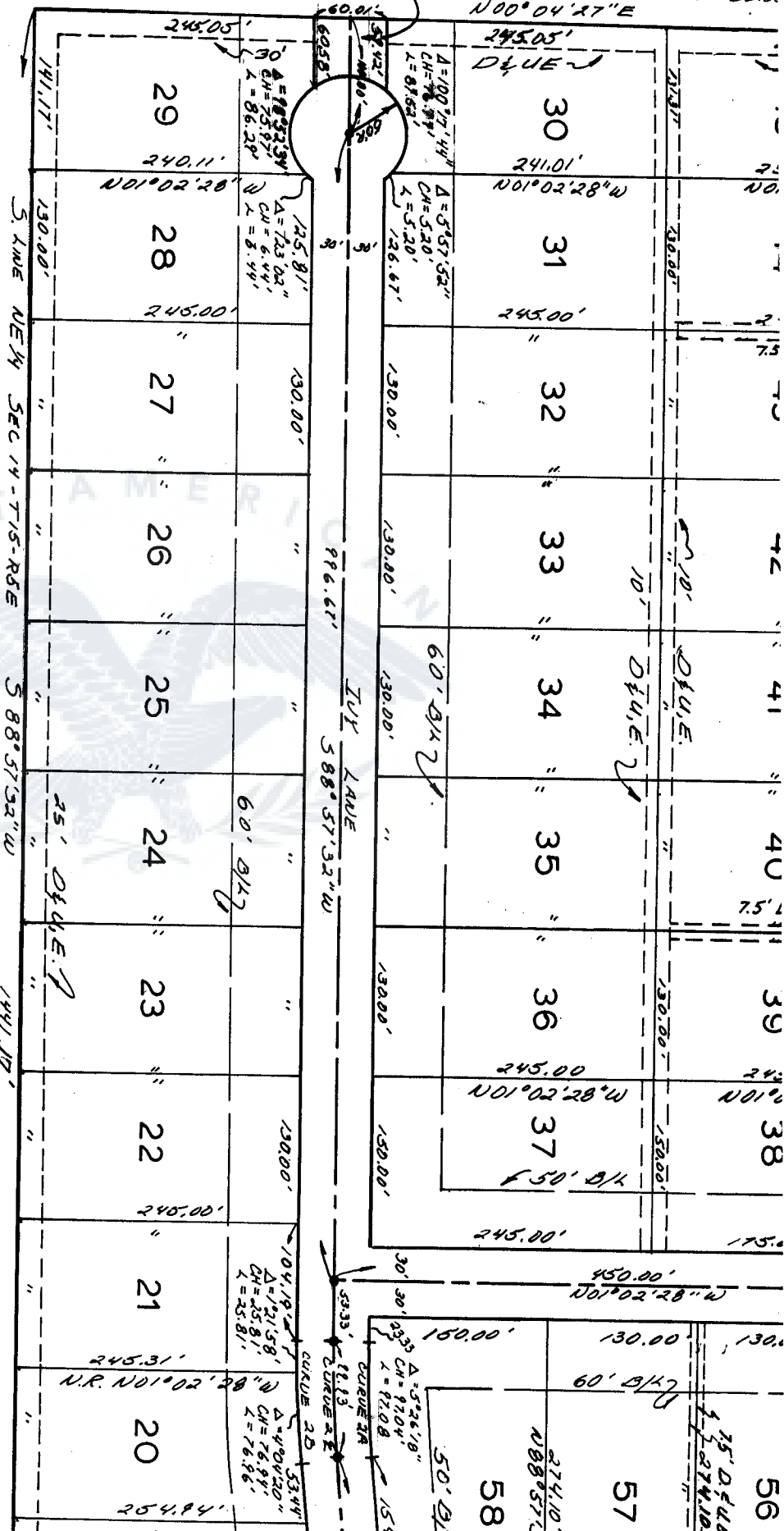
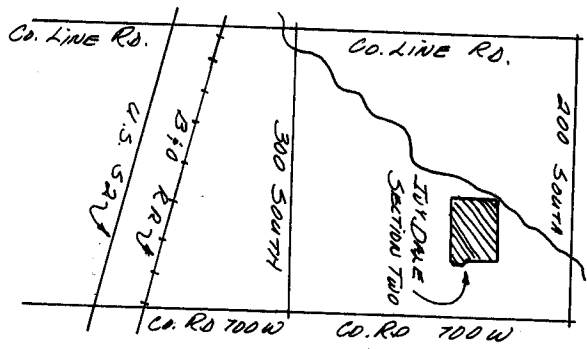
L. Reilly, Leon Wilson and Minnie Lou Wilson, his wife, do hereby certify that we are the owners of the above described property and that we have caused the said above described property to be surveyed and subdivided as shown on this plat by a voluntary act and deed.

Ray L. Reilly
RAY L. REILLY

Leon Wilson
LEON WILSON

Minnie Lou Wilson
MINNIE LOU WILSON

R/W DEDICATED
FUTURE ROAD CON
N00° 04' 27" E



CURVE DATA

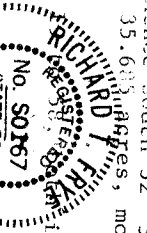
CURVE	A	T	R	D	L	CH
2A	65° 56' 08"	48.58'	62.226'	5.102'	92.08'	92.94'
2B	65° 36' 08"	50.00'	62.226'	5.442'	98.83'	98.88'
3A	65° 40' 51"	51.93'	102.216'	5.282'	102.77'	102.73'
3B	68° 00' 00"	70.00'	70.00'	81.850'	109.86'	99.00'
3C	68° 00' 00"	100.00'	100.00'	57.296'	157.08'	141.42'
3D	68° 00' 00"	130.00'	130.00'	44.274'	204.220'	183.55'

• 30" VERTICAL TO BE SET WITHIN 60 DAYS AFTER COMPLETION OF STREETS

RECEIVED FOR RECORD
AUG 1 1978
Recorder Hancock County

I, the undersigned Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, do hereby certify that this plat is a true and correct representation of a survey made by me of a part of the northeast 1/4 of Section 15 North, Range 5 East in Hancock County, Indiana; said part being more particularly described as follows: COMMENCING at the southeast corner of said 1/4 section; thence south 88° 57' 32" west, on and along the south 1/4 57' 32" north 88° 57' 32" east section; thence north 00° 00' 00" east, on and along the west line of said 1/4 section, 1105.55 feet; thence south 01° 02' 28" east 337.44 feet; thence south 32° 39' 16" east 66.86 feet; thence south 01° 00' 00" east 267.31 feet to the POINT OF BEGINNING, containing 35.68 acres, more or less and subject to all legal rights and easements and restrictions of record.

This subdivision consists of 40 lots numbered from parts thereof.



The distances shown are inclusive.

ALL ENTERED
IN TAXATION
G1 13/8