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.
BEECHWOOD AD

BEING A SUBDIVISION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP
HANCOCK COUNTY
MAY 1976

INDIANA SURVEYING COMPANY,
BRADFORD R. DREAMER, P.L.S., PRESIDE
GREENFIELD, INDIANA
PH. 462-7048

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: That Charles K. Williams and Lillian R. Williams, owner of the lands shown and described the same being a subdivision of the Northwest Quarter of Section 31, Township 15 North, Range 6 East, Sugar Creek Township:

1. That the express purpose of this plat is to subdivide the above property into lots in order to create more suitable
2. That the official zoning regulations in effect or as the same may be amended from time to time, changed or amended
3. That the street, together with all existing and future planting, trees and shrubbery thereon, as shown on the attached
4. That there is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENT" for the distribution and collection services, and any other utilities or as the street, its successor or assigns and/or the owners of property within the subdivision, such easement being in
5. That no permanent buildings or trees shall be placed on said areas designated as
6. That no lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to exceed two and one-half stories in height and a private garage for not more than three cars.
7. That yard building setback lines are hereby established as shown on this plat, between which lines and the property structures.
8. That no building shall be located nearer to the front property line or nearer to the side street line than the minimum of fifteen (15) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20) feet to any side lot line. No dwelling unit shall have a ground floor area of less than 1400 square feet, exclusive of open porches, attached or less than 1600 square feet of total floor area for a dwelling unit of more than one-story in height.
9. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be
10. That 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 be a vehicle shall be parked on or repaired on any lot in this subdivision or on any lot thereof. No boat, trailer, camp property line of any lot. No garage or basement shall be built for living quarters or no occupancy of unfinished in
12. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than a property for sale or rent; or a sign of any dimensions used by the builder to advertise the property during construc
13. That no lot shall be used or maintained as a dumping ground for trash. Trash, garbage or other waste materials shall storage or disposal of such material shall be kept in a clean and sanitary condition.
14. That fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet; 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 property lines extended. The same sight line limitations shall apply 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 with

IN WITNESS WHEREOF: CHARLES K. WILLIAMS and LILLIAN R. WILLIAMS have caused these presents to be signed this 10th day of

NOTE: REDUNDANT S.S.
COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, CHARLES K. WILLIAMS and LILLIAN R. WILLIAMS, to me well instrument and who acknowledged that they executed the same freely and voluntarily for the uses and purposes therein expressed.

WITNESS MY SIGNATURE AND OFFICIAL SEAL this 10th day of May, 1976. My commission expires 2-16-78.

HANCOCK COUNTY PLAN COMMISSION:

This is to certify that this plat was approved by the Hancock County Plan Commission this 20th day of May, 1976, under a State of Indiana and all acts amendatory thereto.

WILLIAM SILVEY, PRESIDENT

HANCOCK COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for recording by the Hancock County Board of Commissioners under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana and in accepting this plat

BYRON COLLIER, PRESIDENT
DAVID FRY, COMMISSIONER

HANCOCK COUNTY RECORDER:

This instrument filed this 8th day of June, 1976, and recorded in Plat Book 90 at Page 90 and in the records of the State of Indiana.

ERMA RODocker, RECORDER
VOOD ADDITION

SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, 2ND PM.
INDIANA

MAY 1976

JRVING COMPANY, INC.
R. DREAMEE, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7046

Now the lands shown and described hereon have caused to be made the attached plat entitled "BEECHWOOD ADDITION" to the East, Sugar Creek Township, Hancock County, Indiana.

In order to create more suitable sites for improvement, the plat of the attached plat is hereby dedicated to the public for proper management, either temporarily or permanently.

AND UTILITY EASEMENTS for the installation and maintenance of all utilities, including without limitations, water, gas and electric service, and any other utilities or services that may, in the future, be installed or required to be installed by the utilities, such easement in favor of the utility or service companies duly authorized to do business within the said area.

Altered, placed or permitted to remain on any lot other than one detached single family dwelling unit not to exceed cars.

The lines and property lines of the street, there shall be erected or maintained no building or structure line than the minimum building setback line shown on the plat. No dwelling unit shall be located nearer than twenty (20) feet to any road, street, or lot line. No open area, terrace, or other accessory structures in the lot of the one-story dwelling unit in height, or other buildings shall be used on any lot at any time as a residence, either temporarily or permanently.

Lillian R. Williams, to be done therewith which may become an annoyance or nuisance to the neighborhood. No inoperable or unlicensed structures, No boat, trailer, camper or mobile home shall be parked within twenty-five (25) feet of the front or rear property line.

A sign shall not be used on any lot at any time as a residence, either temporarily or permanently.

All material shall be kept in a sanitary container. All incliners or other equipment for the disposal of material shall be placed or permitted to remain on any lot within twenty-five (25) feet from the intersection of the street line; of the property line of the one-story dwelling unit.

Lillian R. Williams, provided that they are not kept, bred or maintained for any other waste materials shall be kept in a sanitary container. All incliners or other equipment for the disposal of material shall be placed or permitted to remain on any lot within twenty-five (25) feet from the intersection of the street property line.

The 20th day of May, 1976, under authority provided by Chapter 174, Acts of 1947, of the General Assembly, the Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this 24th day of May, 1976, in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

At Page 90 and as Instrument Number 76-2472 in the Office of the Recorder of Hancock County.
BEECHWOOD ADDITION

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

Lillian R. Williams, owner of the lands shown and described hereon have caused to be made the attached plat entitled "BEECHWOOD ADDITION 30, Township 15 North, Range 6 East, Sugar Creek Township, Hancock County, Indiana.

The above property into lots in order to create more suitable sites for improvement.

Same may be amended from time to time, changed or amended applicable to the area within which the subdivision is located shall be:.

The attached plat are hereby dedicated to the perpetual use of the public for the benefit of the property within the subdivision, such easement being in favor of the utility or service companies duly authorized to do business in this manner or trees shall be placed on said areas designated as "DRAINAGE AND UTILITY EASEMENT".

Building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling unit or garage for no more than three cars.

As shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building.

Line or nearer to the side street line than the minimum building setback line shown on the plat. No dwelling unit shall be located unit or outbuilding shall be located nearer than twenty (20) feet to any rear lot line.

than 1800 square feet, exclusive of open porches, attached garages or other accessory structures in the case of a one-story dwelling will be at least one story in height.

No tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.

None to those used in the residential structure.

Any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No inoperative or uncompleted subdivision or on any lot thereof. No boat, trailer, camper or mobile home shall be parked within twenty-five (25) feet of the property边界 for living quarters or no occupancy of unfinished dwellings shall be permitted.

on any lot except one professional sign of not more than one square foot; one sign on not more than five square feet advertising building to advertise the property during construction and sales period, including, but not limited to, signs or other advertisements displayed by the owner or agent of the property.

�uble, Trash, garbage or other waste materials shall be kept in a sanitary container. All inclinators or other equipment to keep the premises in a sanitary condition.

ight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines; of in the case of round extensions. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property within such distances of such sight lines.

ing permit is issued) of any dwelling unit on any lot within this subdivision, said dwelling unit shall be completed within (1) year of the date of occupancy permit is issued.

I have caused these presents to be signed this 10th day of May, 1976.

CHARLES K. WILLIAMS
LILLIAN R. WILLIAMS

HANCOCK COUNTY APPROVALS

COUNTY PLAN COMMISSION THIS 20th day of May, 1976, under authority provided by Chapter 114, Acts of 1947, of the General Assembly,

HULAVIN BRANSON, SECRETARY

for recording by the Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this 24th day of May, General Assembly, State of Indiana and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

DAWSON FRY, COMMISSIONER
DON KOTTOWSKI, COMMISSIONER

RECEIVED FOR RECORD
18/3314

RECEIVED FOR RECORD
18/3314

Rec'd in Plat Book at Page 90 and as Instrument Number 18/3314 in the Office of the Recorder of Hancock County.