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.
BEING A SUBDIVISION OF THE N.W. 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, Sugar Creek Township

HANCOCK COUNTY

MAY 1976

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

REDICATION 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 attachment purposes, reserving to the dedications, their successors or assigns the right to use any of the above described streets and
4. There is hereby created an easement within all areas designated herein as "DRAINAGE AND UTILITY EASEMENT" for the use of electricity, telephone services, water and sewer distribution and collection services, and any other utilities or as subdividers, its successor or assigns and/or the owners of property within the subdivision, such easement being in its and franchised for, the subject area. No permanent buildings or trees shall be placed on said areas designated as "EASEMENT"
5. 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.
6. Front yard building setback lines are hereby established as shown on this plat, between which lines and the property structures.
7. No building shall be located nearer to the front property line or nearer to the side street line than the minimum by than fifteen (15) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20)
8. 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. No nuisances 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 lots thereof. No boat, trailer, camp
11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs or other household 12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste materials shall
13. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet
14. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than a
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

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 authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana and in accepting this plat

WILLIAM SILVER, 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

HANCOCK COUNTY RECORDER:

This instrument filed this 8th day of June, 1976, and recorded in PLAT BOOK 5 at PAGE 90 and

Erma Rodcker, Recorder
CTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, 2ND PM. INDIANA

MAY 1976

JRYEING COMPANY, INC.
R. DREAME, P.L.S., PRESIDENT
GREENFIELD, INDIANA
PH. 462-7862

If the lands shown and described hereon have caused to be made the attached plat entitled "BEECHWOOD ADDITION" range 6 East, Sugar Creek Township, Hancock County, Indiana.

in order to create more suitable sites for improvement, to time, changed or amended applicable to the area within which the subdivision is located shall be observed, thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper reservations thereon, whenever discontinued by law.

AND UTILITY EASEMENT for the installation and maintenance of all utilities, including without limitations, gas, and any other utilities or services that may, in the future, be engaged or caused to be installed by the seller, such easement being in favor of the utility or service companies duly authorized to do business within, as on said areas designated as "DRAINAGE AND UTILITY EASEMENT".

altered, placed or permitted to remain on any lot other than one detached single family dwelling unit not to exceed one story in height, or other building shall be used on any lot at any time as a residence, either temporarily or permanently.

sidewalk structure, to be done therein which may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed thereof. No boat, trailer, camper or mobile home shall be parked within twenty-five (25) feet of the front or side property lines unless it is a permanent structure.

at least one thousand feet above the street with twelve foot of the public roads, shall be placed or permitted to remain on any corner lot at least twenty-five (25) feet from any lot line extending.

any dwelling unit or any lot within this subdivision, said dwelling unit shall be completed within one (1) year.

20th day of May, 1976, under authority provided by Chapter 174, Acts of 1947, of the General Assembly.

HELVIN BRANDON, SECRETARY

WACK COUNTY BOARD OF COMMISSIONERS, by resolution adopted by said commissioners, this 24th day of May, 1974, Indiana and in accepting this plat all previous plats of said lands are hereby cancelled and superseded.

at PAGE 90 and as INSTRUMENT NUMBER 24-2462 in the Office of the Recorder of Hancock County

DULY ENTERED FOR TAXATION
JUN 8, 1976

RECEIVED FOR RECORD
JUN 8, 1976
BEECHWOOD ADDITION

HE N.W. 1/4 OF SECTION 31, TOWNSHIP 15 NORTH, RANGE 6 EAST, 2ND RM.

INDIANA

MAY 1976

INDIANA SURVEYING COMPANY, INC.

BRADFORD R. DREAMER, P.L.S., PRESIDENT
GREENFIELD, INDIANA

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

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:

1. Trimming trees and shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for the purposes of planting or any other use.

2. The installation and maintenance of all utilities, including without limitation and collection services, and any other utilities or services that may, in the future, be engrossed or caused to be installed by property within the subdivision, such easement being in favor of the utility or service companies duly authorized to do business in the area or trees shall be placed on said areas designated as "DRAINAGE AND UTILITY EASEMENT".

3. Building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling unit or garage for not 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 on any lot except as herein provided.

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

willing unit of more than one-story in height.

tents, sheds, garage, barn, or any other building shall be used on any lot at any time as a residence, either temporarily or permanent.

not to those used in the residential structure, any lot, nor shall anything be done therein which may become an annoyance or nuisance to the neighborhood. No inoperative or un 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 the use of the building, or for the use of the building, or for the purpose of selling during construction and sales period.

iss, braid or kept on any lot except dogs or other household pets may be kept, provided that they are not kept, braid or maintained if it.

ne, Trash, garbage or other waste materials shall be kept in a sanitary container. All incliners or other equipment for clean and sanitary condition.

light 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 extended. 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.

is issued) of any dwelling unit on any lot within this subdivision, said dwelling unit shall be completed within one (1)

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

CHARLES K. WILLIAMS

LILLIAN R. WILLIAMS

HANCOK COUNTY APPROVALS

County Plan Commission this 20th day of May, 1976, under authority provided by Chapter 174, Acts of 1947, of the General Assembly,

SILVEY, PRESIDENT

Dawson Fry, COMMISSIONER

Don Kottkowsky, COMMISSIONER

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

RECEIVED FOR RECORD

Duly entered for taxation

Recorder

Page 7 of 2

Plat Book 6 Page 24