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.
Minimum Depth Rear Yard = 10 feet
Minimum Width Side Yard = 10 feet
Minimum Depth Front Yard = 35 feet

Zoning: PUD Industrial

6 East of the Second Principal Meridian in Vermillion Township, Hancock County, Indiana
Port of the North Half of the Northeast Quarter of Section 16, Township 17, Range

LEGEND

BLOSSOM TRACE, SEC. 9
SECONDARY PLAT E
BLOSSOM TRACE, SECT 1
SECONDARY PLAT

LEGEND

6 feet of the Second Principal Meridian in Warren Township, Hancock County, Indiana

6 feet of the North Half of the Northeast Quarter of Section 16, Township 17 North, Range
(2) Roof pitch of no less than 6/12;

(3) Vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute (VSI) through the VSI siding certification program. The minimum thickness of vinyl siding shall be 0.044 inches;

(4) Unless adjacent to a masonry wall, all windows, doors and corners shall have one inch by six inch wood or vinyl surround or shutters or decorative trim or decorative window header; and

(5) Attached two-car garages

(6) in developments which the density is equal to or exceeds 2.0 units per acre, residential structures shall meet all of the standards required per § 106.071(A) in addition to the following minimum building standards:

(1) Homes located adjacent to and directly across the street, opposite from each other shall not be of the same front elevation. This does not prohibit the home to the rear from being the same front elevation;

(2) Exterior chimneys for fireplaces shall be masonry in entirety unless placed on the rear exterior wall of the residence. Chimneys that do not originate on an exterior wall that protrude through the roof may be of material other than masonry, excluding aluminum;

(3) All porches on the front or side of the residence shall be constructed with nominal six by six column posts. Residences without covered porches shall have architecturally treated entrances;

(4) The maximum length of a block of residences along a perimeter of the development, excluding frontage along a public road, shall not exceed 500 feet. Acceptable block breaks include a future street stub; neighborhood park; a minimum of 100 feet in width; lot configuration which causes the residence orientation to be offered a minimum of 80 degrees; change in building minimum exterior wall of the residence. Chimneys that do not originate on an exterior wall that protrude through the roof may be of material other than masonry, excluding aluminum;

(5) All residences shall include decorative rectangular, round, half-round or triangular front, rear and side gable roof vents or windows; and

(6) Residences built upon corner lots shall have included with the construction a minimum of three windows, with a minimum size of three feet by five feet, on the side of the home facing the street (street-side-yard).

(c) In developments which the density is equal to or exceeds 1.0 units per acre, corner lots the driveway shall be placed in the opposite side from the intersection of the street right-of-way lines.

(0) in developments which the density is equal to or less than 2.0 units per acre, corner lots shall be prohibited from having fences that are in the street-side yard. In developments which the density is greater than 2.0 units per acre, street-side yards may contain fences provided the fences are consistently themed with the residence and constructed of a material other than wood or chain-link and be no higher than 42 inches from the finished grade of the lot. The fence may be located no closer than five feet from the street-side lot line and shall be located no closer than ten feet of the front line of the residence.

This Subdivision is subject to covenants and restrictions 999-15011, PC "B", Slide 399 in the Office of The amendments, or supplements thereto. If there is anyhere and the Covenants as shown on the face of this Plat shall take precedent.

CERTIFICATE OF OWNERSHIP

We, Thomas A. Marten and Alexander C. Dickerson property described in the above caption and that described property to be surveyed and subdivided and voluntary act and deed.

Thomas A. Marten, Co-Owner

State of Indiana

County of Marion

I, Carol L. Parsley a Notary Public certify that Thomas A. Marten and Alexander C. Dickerson persons whose names are subscribed to the above and acknowledged that they signed the above for the uses and purposes therein set forth.

Notary Public: Carol L. Parsley

COUNTY OF RESIDENCE: Marion

COMMISSION EXPIRES: 7-28-08
This Subdivision is subject to covenants and restrictions, recorded as Instrument Number Instrument 99-15011, PC "B", Slide 399 in the Office of The Recorder of Hancock County, Indiana, and any amendments, or supplements thereto. If there is a conflict between the Recorded Covenants listed here and the Covenants as shown on the face of this Plat, the Covenants as shown on the face of this Plat shall take precedence.

CERTIFICATE OF OWNERSHIP
We, Thomas A. Marten and Alexander C. Dickerson, do hereby certify that we are the owners of the property described in the above caption and that as such owners we have caused the said above described property to be surveyed and subdivided as shown on the herein drawn plat, as our own free and voluntary act and deed.

DM Development LP does hereby certify as co-owners

Thomas A. Marten, Co-Owner

Alexander C. Dickerson, Co-Owner

State of Indiana)
County of Hancock)

I, Carol L Parsley, a Notary Public in and for said County and State, do hereby certify that Thomas A. Marten and Alexander C. Dickerson, personally known to me to be the same persons whose names are subscribed to the above certificate appeared before me this day in person and acknowledged that they signed the above certificate as their own free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of December 2005

Carol L Parsley

NOTARY PUBLIC: Carol L Parsley

COUNTY OF RESIDENCE: Marion

COMMISSION EXPIRES: 7-20-08

falcon ENGINEERING, INC.
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