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.
No building shall be located on any lot nearer to the front line or nearer to the
side street line than the minimum building setback lines shown on the plat. No
dwelling unit shall be located nearer than 12 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 garages and other accessory structures in the
case of a one-story dwelling or less than 1000 square feet of ground floor area
for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn
or other outbuildings 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.

No noxious or offensive activity shall be carried on upon any lot, nor shall any-
thing be done thereon which may be or 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 street thereof. No boat, trailer or camper
shall be parked within 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.

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 sign of any dimension used
by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any
lot, except that dogs, cats or other household pets may be kept provided that they
are not kept, bred, or maintained for any commercial purposes.

The areas designated "50' R/W EASEMENT" are hereby reserved for the express pur-
pose of being used as Right-of-Ways only, to be dedicated to the perpetual use of
the public at a later time.

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations
between 2 and 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 25 feet from the intersection of the street lines;
or, in the case of a rounded property corner, from the intersection of the street
property line extended. The same sight-line limitations shall apply on any lot
within 10 feet from the intersection of a street property line with the edge of a
driveway. No tree shall be permitted to remain within such distances of such
sight line.

continued
BRUNSON VILLAGE SECTION ONE
(Dedication and Plat Restrictions (continued))

IN WITNESS WHEREOF: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this 15th day of May, 1973.

s/Marvin E. Brunson
s/Virginia A. Brunson
t/Marvin E. Brunson
t/Virginia A. Brunson

STATE OF INDIANA, COUNTY OF HANCOCK, SS

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing 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 15th day of May, 1973.

My Commission expires: March 26, 1977
(S Seal AFFIXED)

s/Karen Sue Horton
Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE
Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:
Adopted by the City Plan Commission at a meeting held October 15, 1974.

GREENFIELD CITY PLAN COMMISSION
s/Clifford O. Fields
t/Clifford O. Fields, President

s/Mary Ann Lewis
t/Mary Ann Lewis, Secretary

HANCOCK COUNTY APPROVALS

This is to certify that this plat has been approved and accepted for record by the Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this 21 day of Oct. A.D., 1974, under the 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.

s/Donald Kottlowski
s/James W. Ward
s/Byron Collier
t/Donald Kottlowski, Commissioner
t/James Ward, Commissioner
t/Byron Collier, Commissioner
BRUNSON VILLAGE

BEING A SUBDIVISION OF THE S.E.1/4 OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA

JUNE

INDIANA ENGINEER
ENGINEERS GREENFIELD

DEDICATION AND PLAT RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Harvey E. and Virginia A. Brunson (husband and wife) owners of the lands shown and described hereon, have caused to be made the attached plat entitled, "BRUNSON VILLAGE SECTION TWO", the same being a Subdivision of the Southeast Quarter of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

That the express purpose of this plat is to subdivide the above described property into lots in order to create more suitable sites for improvement.

That the official zoning regulations now in effect or as the same may be amended, from time to time, shall be applicable to the area which this Subdivision is located shall be observed.

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 public purposes, reserving to the dedicatees their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

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 and 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 Easements", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein created.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

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 structure.

No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than 12 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 garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings 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.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or 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 street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or any occupancy of a dwelling.
SECTION TWO
3, TOWNSHIP 16 NORTH, RANGE 7 EAST
INDIANA

& SURVEYING
SURVEYORS

In witness whereof: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be
signed this ___ day of ___, 1973.

Marvin E. Brunson

Virginia A. Brunson

STATE OF INDIANA)
COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia
A. Brunson, to me well known to be the person described in and who executed the foregoing
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 __ day of ___, 1973.
My Commission expires: ____________________________

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of
the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the
common council of the City of Greenfield, Indiana, this plat was given approval by the
City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held _________________, 1973.

GREENFIELD CITY PLAN COMMISSION

Clifford O. Fields, President

Hancock County Approvals

This is to certify that this plat has been approved and accepted for record by the Hancock
County Board of Commissioners in and by resolution adopted by said Commissioners, this
day of ___, A.D., 1973, under the 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.

Donald Kotlowski, Commissioner

James Ward, Commissioner

Byron Collier, Commissioner

COUNTY RECORDER:

This instrument filed for record this ___ day of ___ A.D., 1977, and
recorded in Plat Book ___ at Page ___ in the Office of the Recorder.
BEING A SUBDIVISION OF
HANCOCK COUNTY

S.E.1/4 OF SECTION 30, TOWNSHIP 16 NORTH
JUNE 1973

INDIANA ENGINEERING & SURVEYING
ENGINEERS GREENFIELD, INDIANA

DEDICATION AND Plat RESTRICT

KNOW ALL MEN BY THESE PRESENTS: That Marvin E. and Virginia of the lands shown and described hereon, have caused to be "BRUNSON VILLAGE SECTION 30, Township 16 North, Range 7 East, Center Township, Hancock County.

That the express purpose of this plat is to subdivide the area in order to create more suitable sites for improvement.

That the official zoning regulations now in effect or as the time, changed or amended applicable to the area within which observed.

The streets, together with all existing and future building, on the attached plat are hereby dedicated to the perpetual reserving to the dedicating, their successors or assigns the whenever discontinued by law.

There is hereby created an easement within all areas designated as "Drainage and Utility Easement" for the installation and maintenance of all utility and drainage services, and any other utilities or services that may, in the future, be deemed to be installed by the Subdivider, its successors and assigns and/or the owners of the Subdivision; such easement being in favor of the utility or service companies shall be placed on said areas designated as "Drainage and Utility Easements", but served and used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein granted.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

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 structure.

No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than 12 feet to any side lot line.

No dwelling unit shall have a ground floor area of less than 1500 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings shall be used on any lot, except as a residence, either temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.

Noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or 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 street thereof. No boat, trailer, or camper shall be parked within 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.

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 sign of any dimension used by the builder to advertise the property for sale or rent, or sign of any dimension used by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in clean and sanitary condition.

All land surface elevations between 2 and
IN WITNESS WHEREOF: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this ___ day of ___, 1973.

Marvin E. Brunson
Virginia A. Brunson

STATE OF INDIANA
COUNTY OF HANCOCK

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing 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 ___ day of ___, 1973.

Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held ___________, 1973.

GREENFIELD CITY PLAN COMMISSION

Clifford O. Fields, President

HANCOCK COUNTY APPROVALS

COUNTY COMMISSIONERS:

This is to certify that this plat has been approved and accepted for record by the Hancock County Board of Commissioners in and by resolution adopted by said Commissioners, this __ day of ___, 1973, under the 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.

Donald Kostlowitz, Commissioner

James Ward, Commissioner
BRUNSON VILLAGE
BEING A SUBDIVISION OF THE S.E.1/4 OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA.

DEDICATION AND PLAT RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS: That Marvin E. and Virginia A. Brunson (husband and wife) owners of the lands shown and described hereon, have caused to be made the attached plat entitled, "BRUNSON VILLAGE SECTION 30", the same being a Subdivision of the Southeast Quarter of Section 30, Township 16 North, Range 7 East, Center Township, Hancock County, Indiana.

That the express purpose of this plat is to subdivide the above described property into lots in order to create more suitable sites for improvement.

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 this Subdivision is located shall be observed.

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 dedicaries, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.

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 and 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 Easements", but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of herein granted.

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three cars.

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 structure.

No building shall be located on any lot nearer to the front line or nearer to the side street line than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than 12 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 garages and other accessory structures in the case of a one-story dwelling or less than 1000 square feet of ground floor area for a dwelling more than one story in height.

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuildings 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.

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or 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 street thereof. No boat, trailer, or camper shall be parked within 25 feet of the front property line of any lot. No garage or basement shall be built for living quarters or no occupation of unfinished dwellings shall be permitted.

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 sign of any dimension used by the builder to advertise the property for sale or rent, or sign of any dimension used by the builder to advertise the property during the construction and sales period.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purposes.

No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All implements, machinery, etc., shall be kept reasonably out of sight and not interfere with the appearance of the Subdivision.

JUNE

INDIANA ENGINEERS
GREENFIELD
LAGE SECTION FOUR

S.E.1/4 OF SECTION 30, TOWNSHIP 16 NORTH, RANGE 7 EAST

INDIANA

JUNE 1973

INDIANA ENGINEERING & SURVEYING
ENGINEERS GREENFIELD, INDIANA SURVEYORS

IN WITNESS WHEREOF: MARVIN E. and VIRGINIA A. BRUNSON have caused these presents to be signed this day of , 1973.

__________________________  __________________________
Marvin E. Brunson            Virginia A. Brunson

STATE OF INDIANA) S.S.

COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, Marvin E. and Virginia A. Brunson, to me well known to be the person described in and who executed the foregoing 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 day of , 1973.

My Commission expires:

__________________________
Notary Public, State of Indiana

CITY OF GREENFIELD APPROVAL

COMMISSION CERTIFICATE

Under authority provided by Chapter 174 - Acts of 1947, enacted by the General Assembly of the State of Indiana and all acts amendatory thereto, and an ordinance adopted by the common council of the City of Greenfield, Indiana, this plat was given approval by the City of Greenfield, as follows:

Adopted by the City Plan Commission at a meeting held , 1973.

GREENFIELD CITY PLAN COMMISSION

__________________________
Clifford O. Fields, President

Mary Ann Lewis, Secretary