First American Title Insurance Company
Indianapolis Downtown—Corporate
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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.
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 plan.

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

Front building setback lines are hereby established as shown on the plat, between or maintained no building or structure. The strips of ground shown on this plat for the installation of water and sewer mains, poles, ducts, lines and wires, draining easements reserved. No permanent or other structures are to be erected on the easements herein reserved. No permanent or other structures are to be erected on the easements 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 filled in, tilled, or otherwise changed without the permission of the Hancock County Council. Drainage swales or ditches will not be damaged by such water. Driveways may be constructed outside of the right-of-way with approval of the County Engineer.

2. Any property owner altering, changing or damaging the drainage swales or ditches, may be required to repair such damage, after which time, if an act accomplished, 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, or any other area or area, 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 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 said street lines. No driveway shall be located within the 70 feet of the intersection.

5. All lots in this subdivision shall be designated as residential lots. Only one residence shall be erected, placed or permitted to remain on any lot unless specifically approved by the Board of County Commissioners of Hancock County, Indiana.

6. No residence shall be erected, placed or permitted to remain on any lot unless 1200 square feet, exclusive of porch or garage, or 1000 square feet in the case of detached garages included in the construction. The residence shall be constructed of standard materials.

7. No trailer, tent, shack, basement, garage, barn or other out-buildings shall be permitted on any lot in this subdivision.

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.

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 erected on any lot.

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 locations.

14. All residential construction shall be completed within one year after start of construction.

15. Invalidation of any of these restrictions shall in no wise affect the other.

State of Indiana
County of Hancock

George R. 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 George R. Reilly and Minnie Lou Wilson, his wife, personally known to me to be the same person who signed the above plat and plat, acknowledge this plat and plat, signed the above certification, and that they signed the above certification.

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, this 19th day of June, 1978.
DALE - SECTION TWO

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

All streets shown and not heretofore dedicated are hereby dedicated to the

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

always and within the right-of-way, or on dedicated easements, are not to be altered, dug out, or
ut the permission of the Hancock County Surveyor. Property owners must maintain these swales as
es. Water from roof or parking areas must be contained on the property long enough so that said wa
ed by such water. Driveways may be constructed over these swales or ditches only when appropriate
have been permitted by the County Surveyor.

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

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

lot within 10 feet of the intersection of a street right-of-way line with the edge of the driveway
located within the 70 feet of the intersection of two street lines.
ated as residential lots. Only one single-family dwelling may be erected or maintained on said lot.
itted to remain on any lot unless said residence shall have a ground floor area of not less than 1600
1000 square feet in the case of a two-story residence. Each residence shall have an attached two-
idence shall be constructed of a minimum of 40 per cent brick or masonry stone.
rm 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.
ed upon any lot in this subdivision, nor shall anything be done thereon which shall be or become a
osa. In this subdivision are to be in compliance with the regulations or procedures of the Indiana
iv having jurisdiction.

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

ay lot in this subdivision.

meter shall be placed at all lot entrances.

d within one year after starting date.

n in no wise affect the other restrictions.

L. REILLY

Leon Wilson

Minnie Lou Wilson

and Leon Wilson and Minnie Lou Wilson, his wife, do hereby certify that we are the owners of the
is such owners we have caused the said above described property to be surveyed and subdivided as
nd voluntary act and deed.