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MAY 27 1977

James E. Redburn
Recorder Hancock County

DECKSHIRE

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77-2643

Section One

BEING A SUBDIVISION OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 17 NORTH, RANGE 8 EAST
HANCOCK COUNTY INDIANA

DECEMBER, 1976

INDIANA SURVEYING COMPANY, INC.

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

PH. 462-7046

DEDICATION AND PLAT RESTRICTIONS:

KNOW ALL MEN BY THESE PRESENTS: That CHESTER D. DECK and BETTY J. DECK, husband and wife, owners of the lands shown and described hereon, have caused to be made the attached plat entitled DECKSHIRE SECTION ONE, the same being a subdivision of the Southeast Quarter of Section 35, Township 17 North, Range 8 East, Brown Township, Hancock County, Indiana.

1. That the express purpose of this plat is to subdivide the above property into lots in order to create more suitable sites for improvement.
2. 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 the subdivision is located shall be observed.
3. That the streets, together with all existing and future planting, trees, shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the public for proper purposes, reserving to the dedicators, their successors or assigns the reversion or reversions thereof, whenever discontinued by law.
4. 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 or assigns and/or the owners of the 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 EASEMENT" but same may be used for garden, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights of, herein described.
5. 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 unit not to exceed two and one-half stories in height and a private attached 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 lines of the street, there shall be erected or maintained no building or structures.
7. No building shall be located on any lot nearer to the front property line or nearer to the side street lines than the minimum building setback lines shown on the plat. No dwelling unit shall be located nearer than fifteen (15) feet to any side lot line. No dwelling unit or outbuilding shall be located nearer than twenty (20) feet to any rear lot line.
8. No dwelling unit shall have a ground floor area of less than 1250 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling unit or less than 1450 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 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.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked or repaired on any lot in this subdivision or on any lot thereof. No boat, trailer, camper or mobile home shall be parked within twenty-five (25) feet of the front property line of any lot. No garage of basement shall be built for living quarters or no occupancy of unfinished dwellings shall be permitted.
11. 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 a sign of any dimension used by the builder to advertise the property during construction and sales period.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste material shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.
14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (25) feet from the intersection of the street lines; or in the case of rounded corners, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line 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 permits issued) of any dwelling unit on any lot in this subdivision, said dwelling unit shall be completed

8. No dwelling unit shall have a ground floor area of less than 1250 square feet, exclusive of open porches, attached garages and other accessory structures in the case of a one-story dwelling unit or less than 1450 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 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.
10. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No inoperative or unlicensed vehicle shall be parked or repaired on any lot in this subdivision or on any lot thereof. No boat, trailer, camper or mobile home shall be located within twenty-five (25) feet of the front property line of any lot. No garage of basement shall be built for living quarters or no occupancy of unfinished dwellings shall be permitted.
11. 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 a sign of any dimension used by the builder to advertise the property during construction and sales period.
12. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except dogs, cats or other household pets may be kept, provided that they are not bred or maintained for any commercial purposes.
13. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste material shall be kept in sanitary containers. All incinerators or equipment for the storage or disposal of such waste material shall be kept in a clean and sanitary condition.
14. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (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 twenty-five (25) feet from the intersection of the street lines; or in the case of rounded corners, from the intersection of the street property line extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line within the edge of a driveway. No trees shall be permitted within such distances of such sight line.
15. From the date of commencement of construction (date building permit is issued) of any dwelling unit on any lot in this subdivision, said dwelling unit shall be complete within one (1) year.

IN WITNESS WHEREOF: CHESTER D. DECK and BETTY J. DECK have caused these presents to be signed this 15TH day of December, 1976.

Chester D. Deck
 CHESTER D. DECK
Betty J. Deck
 BETTY J. DECK

STATE OF INDIANA) S.S.
 COUNTY OF HANCOCK)

I HEREBY CERTIFY: That on this day personally appeared before me, CHESTER D. DECK and BETTY J. DECK, to me well known to be the persons 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 December, 1976.
Storia J. De Roamer My commission expires: Jan 28, 1977
 NOTARY PUBLIC - STATE OF INDIANA

SHIRLEY PLAN COMMISSION:

This is to certify that this plat was approved by the Shirley Plan Commission on the 24th day of March, 1977, under authority provided by Chapter 174, Acts of 1947, of the General Assembly, State of Indiana and all acts amendatory thereto.

Martin L. Ebbert
 PRESIDENT-

Pamela A. Ebbert
 SECRETARY

SHIRLEY TOWN BOARD:

This is to certify that this plat was given approval by the Shirley Town Board on the 4th day of April, 1977, under authority provided by Chapter 174, Acts of 1947, of the General Assembly, State of Indiana and all acts amendatory thereto.

[Signature]

[Signature]

[Signature]

HANCOCK COUNTY COMMISSIONERS:

This is to certify that this plat was given approval by the Hancock County Commissioners on the 23RD day of MAY, 1977, under authority provided by Chapter 47 Acts of 1951, of the General Assembly, State of Indiana, and all acts amendatory thereto.

DULY ENTERED
 FOR TAXATION

Dawson Fry

Noble Snodgrass

William Silvey

MAY 27 1977

DAWSON FRY

NOBLE SNODGRASS

WILLIAM SILVEY

Myranda D. Beaman
 Auditor Hancock County

77-26-100