CARDINAL HEIGHTS

A Subdivision of Part of the East 1/2 of the NW 1/4 of Section 31, Township 6 South, Range 9 West, lying in Vanderburgh County, Indiana, described as follows, to wit:

Commencing at a point N 0°0' E., 455.5 feet and S. 89°36' W., 165.96 feet from the Southeast corner of the NW 1/4, Section 31, Township 6 South, Range 9 West, thence along a bearing of S. 88°36' W. a distance of 806.80 feet, thence along a bearing N 0° 28' 40" E., a distance of 1,263.14 feet, thence along a bearing of S. 76° 09' E., a distance of 629.76 feet, thence along a bearing S. 0°0' E. a distance of 563.13 feet, thence along a bearing of N. 89°16' E. a distance of 336 feet, thence along a bearing of S. 0°0' E. a distance of 235.23 feet, thence along a bearing of S. 89°16' W. a distance of 266.00 feet, thence along a bearing of S. 0°0' E., a distance of .85 feet, thence along a bearing of N. 89°16' E a distance of 114.86 feet, thence S. 0° 28' 36" W. a distance of 195.77 feet to point of beginning.

RECEIVED FOR RECORD
at 10:45 A.M.
Aug 3 1956
Recorded in Plat Record No. J
Page 85
Earl H. Suddoth, Recorder
Vanderburgh County

56 23465

RECEIVED FOR RECORD
at 8:45 A.M.
January 19 1959
Recorded in Plat Record No. J
Page 131
John G. Franke, Recorder
Vanderburgh County

DULY ENTERED FOR TAXATION
JAN 19 1959
AUDITOR



We, the undersigned, owners of the real estate shown and described hereon do hereby as shown plat and subdivide said real estate and designate the same as CARDINAL HEIGHTS. All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property lines of the street, there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "P.U. Easement" are reserved for the use of public utilities for the installation of water and sewer mains poles, ducts, lines and wires - subject at all times to the proper authorities and to the easement hereon reserved. No structures are to be erected or maintained on said strip; and owners of lots shall take title subject to the rights of the public utilities in said strip of ground.

Grace N. White
GRACE N. WHITE, ATTORNEY-IN-FACT
Charles C. White
Gloria N. White
Gloria N. White
Anna Kathryn Fuquay
James Fuquay
Macy I. Broide
Gloria Broide
Isadore J. Wolfson
Tillye Wolfson
Roland Salk
Joan L. Salk
Evansville Home Builders Association, Inc.
Clement A. Frank, PRESIDENT
Alfred H. Bauer
ALFRED H. BAUER, SECRETARY-TREASURER
Cardinal Construction Company, Inc.
Roland Salk, PRESIDENT
Isadore J. Wolfson, SECRETARY

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

Before me, a Notary Public in and for said County and State, personally appeared Charles C. White, Grace N. White, Macy I. Broide, Gloria Broide, Anna Kathryn Fuquay, James Fuquay, and for Evansville Home Builders Association, Inc. Clement A. Frank, and Alfred H. Bauer, its President and Secretary-Treasurer, respectively the owners and proprietors of the above named subdivision, and acknowledged the execution of this plat and the attached restrictions this 23rd day of January 1956.

Aug 24, 1957
My Commission Expires
Joan L. Salk
Notary Public

CERTIFICATE

Under authority provided by Chapter 174, Acts of 1947 enacted by the General Assembly of the State of Indiana and Ordinance Adopted by the Board of County Commissioners of the County of Vanderburgh, Indiana, this plat was given approval by the County of Vanderburgh, as follows:

Approved by Evansville, Vanderburgh Regional Planning Commission at a meeting

"Street, Road, and other minimum improvements have not been made and the public is notified that the County will not accept the same for maintenance until the owners of the various lots herein improve the same up to said minimum standards."

6-12-56
Date
President
Secretary

PLAT RELEASE

Executive Secretary

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

Before me, a Notary Public in and for said County and State, personally appeared Grace N. White, as attorney-in-fact for Troy Fuquay and Delores Fuquay, owners and proprietors of the above named subdivision, and acknowledge the execution of this plat and the attached restrictions this 13th day of June, 1956.

Nov 29 1958
My Commission Expires
Zora Glenrose Hansen
Zora Glenrose Hansen

RESTRICTIONS:

The following conditions, restrictions & reservations shall run with the land known as CARDINAL HEIGHTS all of which shall be & remain in full force and effect for a period of Twenty (20) years from date, to-wit:

(1) All dwellings shall have a minimum of 1200 sq ft of living area on the first floor, exclusive of porches, garages, breezeways, & basements.

(2) Prefabricated dwellings shall not be built or placed upon this land.

(3) All buildings placed upon this land shall be erected of brick, stone, or frame, or any combination of two or three of said materials.

(4) No owner of real estate in CARDINAL HEIGHTS shall allow to remain on his or any other premises in CARDINAL HEIGHTS any cattle, horses, hogs, or other obnoxious animals.

(5) Before any building is erected on this land plans for same shall be submitted for approval to the Board of Directors of Cardinal Construction Co., Inc. its successors or assigns. No building shall be built without said approval. No material change shall be made in the construction of any building after the plans have been approved unless said Board of Director grants permission to do same.

(6) The subdivider and any & all property owners in CARDINAL HEIGHTS reserves the right to enforce these restrictions and / or reservations or to prevent their violation by injunction or other legal proceedings and the failure at any time to enforce these restrictions and reservations shall be in no way a waiver of the right to do so thereafter.

Invalidation of any provisions by court judgement shall not affect the remaining provisions.

The following lots do not meet Health Dept. requirements for sewage disposal by soil absorption:

Block 2 - Lots 5, 6, 7, and 8
Block 3 - Lots 1, 2, 3, 5, 6, 7, 8, and 9
Block 4 - Lots 7 and 10
Block 5 - Lots 2, 3, and 4

AFFIDAVIT

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

ROLAND SALK, being duly sworn, deposes and says:

1. He is a resident of Vanderburgh County, Indiana, and the president of the Cardinal Construction Co., Inc., an Indiana corporation.

2. He is well acquainted with Grace H. Fuquay, who was formerly the wife of Julius C. Fuquay that said Julius C. Fuquay died a resident of Vanderburgh County, Indiana on the 30th day of June, 1954 and that on the 21st day of October, 1955 she remarried to Charles C. White.

3. That this affiant is a duly licensed engineer of the State of Indiana, and hereby certifies that the following described lots, which have previously been conveyed by metes and bounds, are the identical parcels of real estate, respectively, as the lots in Cardinal Heights Subdivision which are named herein preceding each legal description:

(a) Lot 1 Block 1 Cardinal Heights as described in deed in Deed Record 365 p. 282.
(b) Lot 3 Block 1 Cardinal Heights as described in deed in Deed Record 351 p. 561
(c) Lot 4 Block 1 Cardinal Heights as described in deed in Deed Record 353 p. 130
(d) Lot 5 Block 1 Cardinal Heights as described in deed in Deed Record 358 p. 453
(e) Lot 2 Block 1 Cardinal Heights as described in deed in Deed Record 375 p. 340 and Deed Record 381 p. 508

4. The fore mentioned records may be found in the office of the Vanderburgh County Recorder.

5. He is well acquainted with Isadore Wolfson who is one and the same as Isadore J. Wolfson.

Roland Salk P.E.

Subscribed and sworn before me, a notary in and for the above County and State, this 23rd day of January 1956.

Nov 29, 1958
My Commission Expires
Zora Glenrose Hansen
Zora Glenrose Hansen

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

Before me, a Notary Public in and for said County and State, personally appeared for Cardinal Construction Company, Inc., Roland Salk and Isadore Wolfson President and Secretary, respectively, and Roland Salk, Joan L. Salk, Isadore J. Wolfson, Tillye Wolfson, the owners and proprietors of the above named subdivision, and acknowledged the execution of this plat and the attached restrictions this 23rd day of Jan. 1958.

Nov 29, 1958
My Commission Expires
Zora Glenrose Hansen
Zora Glenrose Hansen

The undersigned licensed engineer hereby certifies that the above plat is a correct drawing of a survey made according to the above description.

Date at Evansville, Indiana this 23rd day of January 1956.

Licensed Engineer
Roland Salk P.E.

SWORN & SUBSCRIBED BEFORE ME, A NOTARY PUBLIC IN & FOR SAID COUNTY & STATE THIS 17 DAY OF JUNE 1956.
MY COMMISSION EXPIRES 1-20-62
Ralph W. McNeely

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:
ROLAND SALK, BEING DULY SWORN, DEPOSES AND SAYS:
1. HE IS A DULY LICENSED ENGINEER IN INDIANA.
2. THE CHANGES IN THIS PLAT FROM THE WAY IT APPEARS IN PLAT RECORD 5 PAGE AS ARE DUE TO MATHEMATICAL ERRORS.
3. OWNERSHIP OF ALL LOTS CHANGED IS AS THEY WERE AT 10:45 A.M. AUGUST 3, 1956.
ROLAND SALK, P.E.

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