

DATE ENTERED  
FOR TAXATION

DEC 19 1978

*Myranda R. Brown*  
Avalon District Court

# CARDINAL WOODS

PLAT BOOK 7  
PAGE 45

## SECTION ONE

BEING A SUBDIVISION OF THE NW 1/4 OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST, 2ND P.M.  
HANCOCK COUNTY

INDIANA

INDIANA SURVEYING COMPANY, INC.

BRADFORD R. DERHAMER, P.L.S., PRESIDENT  
GREENFIELD, INDIANA  
PH 462-7046

78 830

### DEDICATION AND PLAT RESTRICTIONS:

**KNOWN ALL MEN BY THESE PRESENTS:** That THE SHOREWOOD CORPORATION, owner and developer of the lands shown and described hereon has caused to be made the attached plat entitled **CARDINAL WOODS SECTION ONE** the same being a subdivision of the Northwest Quarter of Section 14, Township 17 North, Range 5 East, 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 development.
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 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 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 limitation, 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 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 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. The minimum square footage of dwellings constructed on lots in the subdivision, exclusive of porches, terraces, garages, carports, accessory buildings, or basements shall be eighteen hundred (1800) square feet.
9. No structures of a temporary character, trailer, basement, tank, 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 motor or off-highway vehicle shall be carried on upon any lot, nor shall anything be kept thereon which 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 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 or basement shall be built for living quarters or be occupancy of unfinished dwellings shall be permitted. No boat, camper, trailer or mobile home shall be permitted to be parked on the street at any time.
11. No sign of any kind shall be displayed on the public view of 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 dimensions used by the builder or developer 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

6. Dwelling and a private attached garage for not more than three cars.
7. 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 and maintained no building or structures.
8. 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 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 rear lot line.
9. The minimum square footage of living space of dwellings constructed on lots in the subdivision, exclusive of porches, terraces, garages, carports, accessory buildings or basements shall be eighteen hundred (1800) square feet.
10. No structures 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, temporarily or permanently. All outbuildings must be constructed of materials equivalent to those used in the residential structure.
11. No mechanics 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 neighbor parked within twenty-five (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 boat, camper, trailer or mobile home shall be permitted to be parked on the street at any time.
12. 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 feet advertising the property for sale or rent; or a sign of any dimensions used by the builder or developer to advertise the property during construction and; 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 materials shall be kept in sanitary containers. All incinerators, 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 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 street lines; or in the case of rounded corners, from the intersection of the street property lines extended. The same sight line limitations shall apply on a 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 a within one year.
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 recorded in instrument # 78-6827. In the Office of the Recorder of Hancock County, Indiana, and the purchaser of every lot in this section takes title there subject to the rights, duties and other terms set forth in such instrument.

**IN WITNESS WHEREOF:** THE SHREVENOOD CORPORATION, an Indiana Corporation, has caused these presents to be signed in its corporate name by its President, its corporate secretary and attested by its secretary this 15th day of May, 1977.

BY: Stanley E. Hunt ATTESTED BY: Philip W. Klinger  
 STANLEY E. HUNT, PRESIDENT PHILIP W. KLINGER, SEC

STATE OF INDIANA)  
 COUNTY OF HANCOCK) s.s.

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Stanley E. Hunt and Philip I President and Secretary, respectively of THE SHREVENOOD CORP., an Indiana Corporation, to me well known to be the persons herein described and who severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned.

WITNESS: My signature and Official Seal this 15th day of MAY, 1977.

Clara De Gray (My Commission expires         )  
 CLERK PUBLIC OF INDIANA

**HANCOCK COUNTY PLAN COMMISSION:**  
 This is to certify that this plat has been approved by the Hancock County Plan Commission this 21 day of APRIL, 1977, under the authority provided in 174, Acts of 1947, of the General Assembly, State of Indiana and all acts amendatory thereto.

James E. McLeod  
 JAMES MCCLEOD, PRESIDENT

John A. Stinson  
 JOHN KENNEDY, SECRETARY

**HANCOCK COUNTY COMMISSIONERS:**  
 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, on 29 day of AUG., 1977, under authority provided by Chapter 47, Acts of 1951, of the General Assembly, State of Indiana, and in accordance with the plat all plates of said lands are hereby cancelled and superseded.

William V. Silvey  
 WILLIAM SILVEY, COMMISSIONER

**COUNTY RECORDERS:**  
 This instrument filed this 19th day of DEC., 1978, and recorded in Plat Book          page          and as Instrument Number 78-6830 in the Office of the Recorder of Hancock County, Indiana.

Danson Fry DANSON FRY, PRESIDENT  
William V. Silvey WILLIAM SILVEY, COMMISSIONER  
Stanley E. Hunt STANLEY E. HUNT, PRESIDENT  
Philip W. Klinger PHILIP W. KLINGER, SECRETARY





# AT WOODS

## ION ONE

TION 14, TOWNSHIP 17 NORTH, RANGE 5 EAST, 2ND P.M. INDIANA

FEYING COMPANY, INC.

DREANER, P.L.S., PRESIDENT

TEMPLE, INDIANA

PH 462-7046

per of the lands shown and described hereon has caused to be made the attached plat entitled of section 14, Township 17 North, Range 5 East, Hancock County, Indiana.

lots in order to create more suitable sites for development. red, from time to time, changed or amended applicable to the area within which the subdivision

shrubbery thereon, as shown on the attached plat are hereby dedicated to the perpetual use of the easements for the reversal or reversion thereof, whenever discontinued by law. including the reversal and maintenance of all utilities, including

MANAGE AND UTILITY EASEMENT. In the future, any other utilities or services that may, in the future, be provided for the subject area. No permanent buildings or trees shall be placed on said areas

erected, altered, placed or permitted to remain on any lot other than one detached single family lot, between which lines and the property lines of the street, there shall be erected or

nearer to the side street lines than the minimum building setback lines shown on the plat. No

in the subdivision, exclusive of porches, terraces, garages, carports, accessory buildings, garages or other waste materials shall be kept in sanitary containers. All incinerators or other

n a clean and sanitary condition. (6) feet above the roadways shall be placed or permitted to remain

lines and a line connecting them at points twenty-five (25) feet from the intersection of the

a street property line extended. The same sight line limitations shall apply on any lot

the edge of a driveway. No trees shall be permitted within such distances of such sight lines.

(d) of any dwelling unit on any lot in this subdivision, said dwelling unit shall be completed

forth in an instrument entitled "Declaration of Restrictions, Cardinal Woods Subdivision" as

these presents to be signed in its corporate name by its President, its corporate seal to be

1977. BY: *Stanley E. Hunt* ATTESTED BY: *Philip W. Klinger*

STANLEY E. HUNT, PRESIDENT PHILIP W. KLINGER, SECRETARY

authorized to administer oaths and take acknowledgments, Stanley E. Hunt and Philip W. Klinger,

tion, to me well known to be the persons herein described and who severally acknowledged the

purposes therein mentioned.

(My Commission expires 5/30/80)

NOTARY PUBLIC OF INDIANA

Commission this 21 day of APRIL, 1977, under the authority provided by Chapter

ary thereto.

W. E. McLeod

JOHN KENNEDY, SECRETARY

the Hancock County Board of Commissioners, by resolution adopted by said Commissioners, this

its of 1951, of the General Assembly, State of Indiana, and in accordance with that all previous

WILLIAM SILVEY, COMMISSIONER

Plat Book 78-6830 and as instrument Number 78-6830 in the Office

9795

of Hancock County, Indiana

PLAT BOOK 78-6830

PAGE 1 OF 2

PAGE 2 OF 2