70-13606

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GLEN RAY GIL, R. VIGUS

DULY ENTERED for TAXATION
NOV 27 1970
Lewis F. Wagner
AUDITOR

SEC. 31-5-11 Tracts 31, 39 and 47

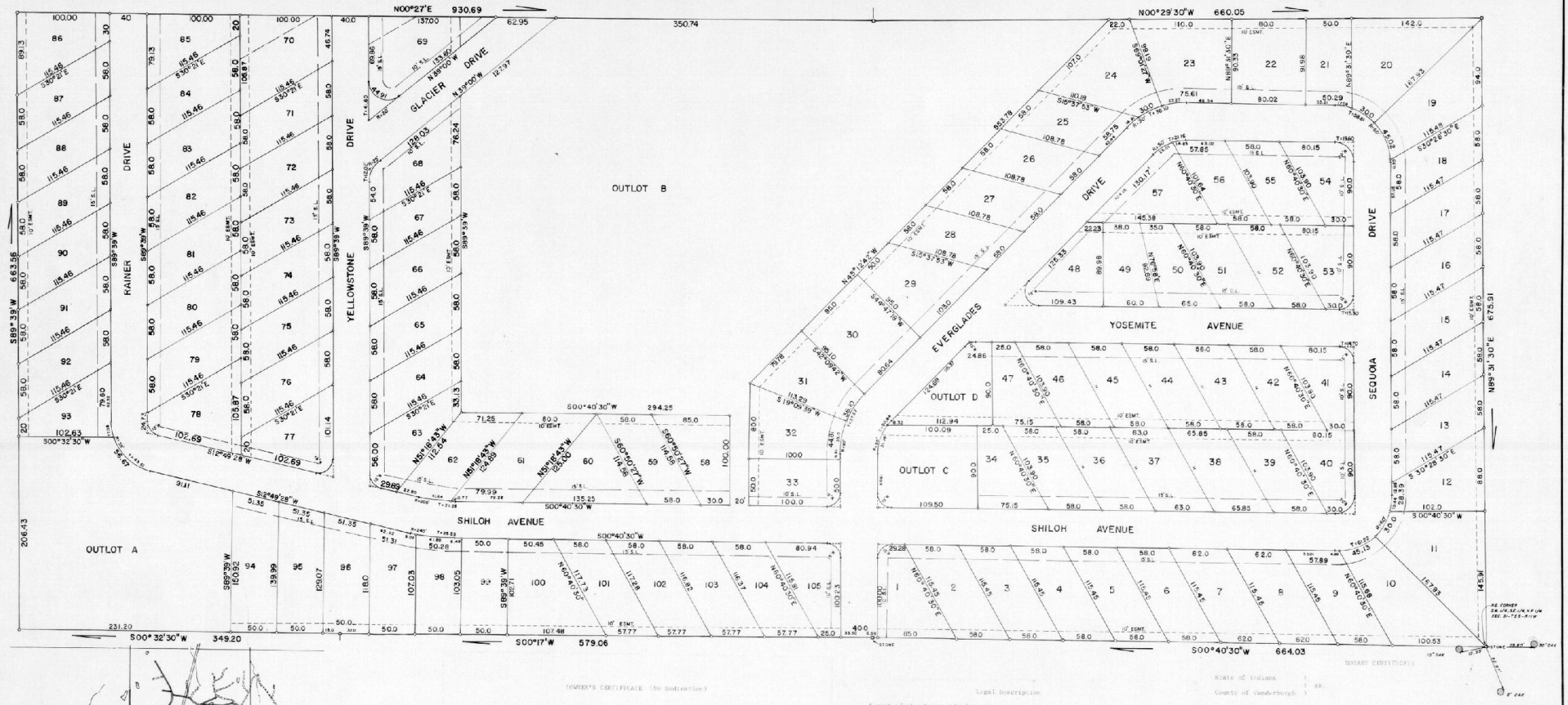
TOWN AND COUNTRY ESTATES

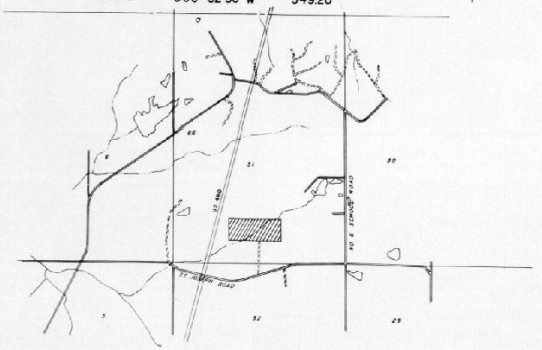
(MOBILE HOME PARK)

LEGEND
S.L. SETBACK LINE
ESMT. EASEMENT

N

SCALE 1"=50'





VICINITY MAP
SCALE 1"=2000'

OWNER'S CERTIFICATE (No Dedication)

If said mobile home park site plan contains no dedication to the public for streets or utilities or should it be contemplated that the facilities of the City or County shall not be used for maintenance of streets, sidewalks, water and sewer lines, garbage collection or other related functions, then such owner shall be required to record with such mobile home park site plan a covenant that he will maintain said streets, sidewalks, water and sewer lines in compliances with the minimum standards as established by the Board of Public Works of the City of Evansville and by the Board of Trustees of the Evansville, Indiana Waterworks Department, or the Board of Commissioners, and that should he fail to maintain such standards in any of those respects, the said Board of Public Works or Board of Trustees of the Evansville, Indiana Waterworks Department, or Board of Commissioners may, after ten (10) days' notice to such owner, effect all the necessary repairs or improvements as required to maintain said minimum standards and the cost of all these said necessary repairs of improvements shall become a lien against said real estate and enforced and recorded as mechanic's liens are enforced and recorded against such real estate and said covenant shall contain the following provision:

That HARVEY AND MARY ANNE WELLS, being the owner or owners of the real estate contained in the above attached mobile home park site plan hereby consent that if they or their assignees, heirs or those holding or owning said land through said owners fail to maintain the streets, sidewalks, water and sewer lines according to and in compliance with the minimum standards for the maintenance of streets, sidewalks, water and sewer lines as established by the Board of Public Works in the City of Evansville and the Board of Trustees of the Evansville Waterworks Department or Board of Commissioners, that after ten (10) days' notice in writing to the owner of said land as shown upon the tax records in the Treasurer's Office of Vanderburgh County and at the address therein shown, then said owner, assignees, heirs and those holding or owning through said owners hereby authorize the said Board of Public Works of the City of Evansville or the Board of Trustees of the Evansville, Indiana Waterworks Department or Board of Commissioners to make all necessary repairs and perform all necessary maintenance and further authorize said Board of Public Works or Board of Trustees to file a mechanic's lien against said real estate and enforce said lien pursuant to laws then applicable.

Harvey Wells
Mary Anne Wells

Legal Description

A part of the East half of Section Thirty one (31), Township Five (5) South, Range Eleven (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Northeast corner of the Southwest quarter of the Southeast quarter of the Northeast quarter of Section Thirty one (31), Township Five (5) South, Range Eleven (11) West; thence South Zero (0) degrees Forty (40) minutes Thirty (30) seconds West a distance of Six hundred sixty four and three hundredths (664.03) feet; thence South Zero (0) degrees Seventeen (17) minutes West a distance of Five hundred seventy nine and eight hundredths (579.08) feet; thence South Zero (0) degrees Thirty two (32) minutes Thirty (30) seconds West a distance of Three hundred forty nine and twenty hundredths (349.20) feet; thence South Eighty nine (89) degrees Thirty nine (39) minutes West a distance of Six hundred sixty three and fifty six hundredths (663.36) feet; thence North Zero (0) degrees Twenty seven (27) minutes East a distance of Nine hundred thirty and sixty nine hundredths (930.69) feet; thence North Zero (0) degrees Twenty nine (29) minutes Thirty (30) seconds West a distance of Six hundred sixty and five hundredths (660.05) feet; thence North Eighty nine (89) degrees Thirty one (31) minutes Thirty (30) seconds East a distance of Six hundred seventy five and ninety one hundredths (675.91) feet to the place of beginning and containing Twenty four and three hundred twenty five thousandths (24.325) acres more or less.

SURVEYOR'S CERTIFICATE

I, Edwin O. Boyd, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana; that the site plan correctly represents a survey completed by me on July 27, 1970; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

Edwin O. Boyd
Edwin O. Boyd, L.S.
Ind. Reg. No. 7813

NOTARY CERTIFICATE

State of Indiana)
) SS:
County of Vanderburgh)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 27th day of July, 1970.

Carol Jackson Jarvis
Notary Public

My Commission Expires:
January 25, 1971

APPROVAL CERTIFICATE

Under Authority provided by ordinance adopted by the Board of County Commissioners of the County of Vanderburgh or the Common Council of the City of Evansville, Indiana, Vanderburgh, Indiana this site plan was given approval by the Area Plan Commiss Evansville and Vanderburgh County as follows:

Approved by Area Plan Commission of Evansville, and Vanderburgh County at a mee held August 10, 1970.

VICE-PRESIDENT Richard W. Stegner
SECRETARY E. Kenneth Ware

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