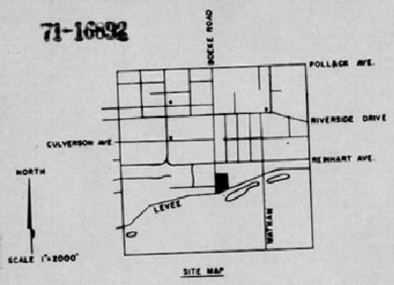
71-16892

71-16892

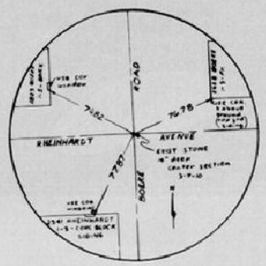
CONRAD MOBILE HOME CT.

NO. 3

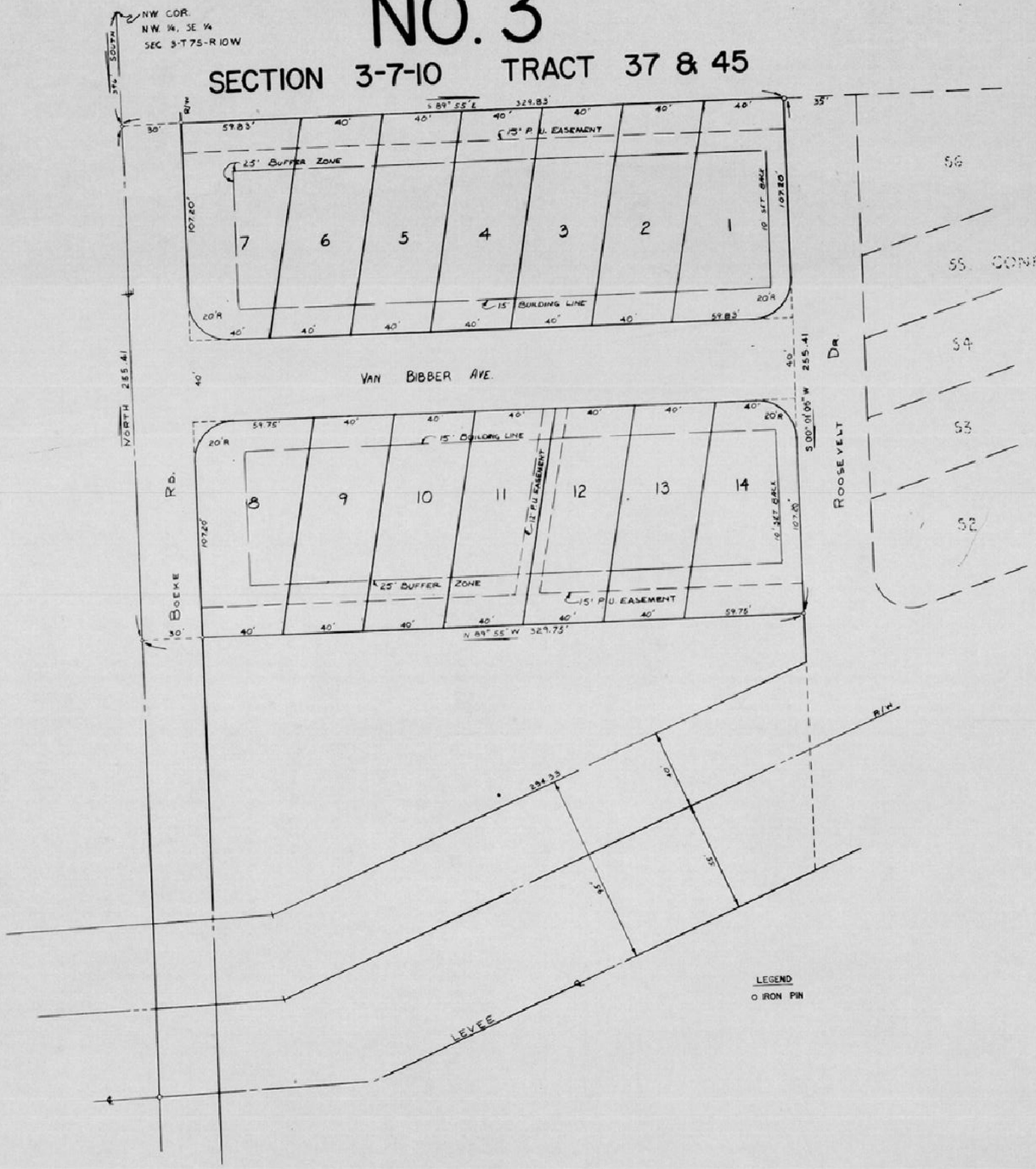
SECTION 3-7-10 TRACT 37 & 45



SITE MAP



REFERENCE



NORTH

SCALE 1"=30'

RECEIVED FOR RECORD
9:30 A.M.
December 11 1971
Plat 135 K
GAIL WHITTAKER RECORDER
VANDERBURGH COUNTY

PART OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION THREE (3) TOWNSHIP SEVEN (7) SOUTH RANGE TEN (10) WEST IN VANDERBURGH COUNTY INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT 396.00' SOUTH OF THE NORTHWEST CORNER OF THE NW 1/4 OF THE S.E 1/4 OF SEC. 3-7-10; THENCE S 89° 55' E A DIST. OF 329.83'; THENCE S 0° 05' 05" W A DIST OF 265.41', THENCE N 89° 55' W A DISTANCE OF 329.75'; THENCE NORTH A DISTANCE OF 265.41' TO THE PLACE OF BEGINNING AND CONTAINING 1.93 ACRES MORE OR LESS.

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 compliance 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 these 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)day's notice to such owner, effect all the necessary repairs or improvements as required to maintain said minimum standards and the cost of all these and necessary repairs or improvements shall become a lien against said real estate and said covenant shall contain the following provision: That Levee Park Corp. 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 (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.

James B. Conrad President — Edith M. Conrad Secretary

James B. Conrad President

Edith M. Conrad Secretary

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, COUNTY OF VANDERBURGH, INDIANA THIS SITE PLAN WAS GIVEN APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AS FOLLOWS:

Approved by Area Plan Commission of Evansville and Vanderburgh County at a meeting held August 10, 1971.

PRESIDENT

SECRETARY

SURVEYOR'S CERTIFICATE

I, Edwin O. Boyd, hereby certify that I am a land surveyor, licensed in accordance with the laws of the State of Indiana; that the site plan correctly represents a survey completed by me on August 2, 1971; 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
Ind. Reg. No. 7873

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 11th day of August 1971.

Notary Public

My Commission Expires:

9 March 1974

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