#78-20056 Aug 30, 1978
Misc Bk 58 Page 108
Estella Moss R.V.C.
Lucille Elliott D.R.V.C.

Restrictions See - Misc. Record Vol 62 - page 194 - Ft 79-31362
Estelle M. Moss. R.V.C. Lucille Wms. D.R.V.C.

L-26

BOHANNON ESTATES SUBDIVISION Nº 3

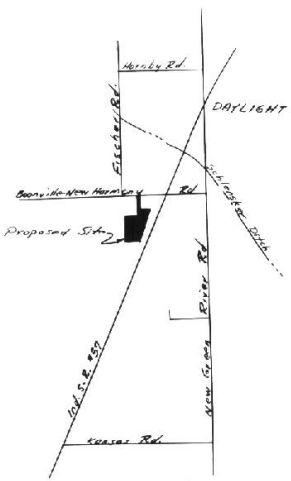
77-28475

RECEIVED FOR RECORD
at 12 44 P.M.
Dec 7 77
Recorded in Book
Page 26
ESTELLE M. MOSS RECORDER
VANDERBURGH COUNTY

LEGAL DESCRIPTION

Being a part of the S.W. 1/4 and a part of the S.E. 1/4 of Section 14, Township 5 South, Range 10 West in Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the N.E. corner of said S.W. 1/4 section thence S 89°52'15" W 176.22 feet, thence South and parallel to the East line of said 1/4, 1/4 section 405.0 feet to the place of beginning, thence South 935.03 feet, thence N 89°53' E 400.61 feet, thence North 500.0 feet, thence N 21°52' E 126.28 feet, thence N 35°33'06" W 105.76 feet, thence North 240.86 feet, thence N 89°54'30" W 61.68 feet, thence South 10.0 feet, thence N 89°54'30" W 147.0 feet, thence S 89°52'15" W 176.22 feet to the place of beginning and containing 8.75 acres more or less.



ACKNOWLEDGMENT CERTIFICATE

State of Indiana
County of Warrick

Before me, the undersigned Notary Public, in and for the County and State, personally appeared the said owners and subdividers and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

WITNESS my Hand and Notarial Seal this 14th day of November, 19 77

Christine A. Hartman
Notary Public

SEAL

My Commission expires April 9, 1980

DEDICATION CERTIFICATE

"We, the undersigned owners of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as Bohannon Estates Subdivision No. 3 an addition to the Scott Township Vanderburgh County, State of Indiana. All streets and alleys and public open spaces shown and not heretofore dedicated, are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the streets, there shall be erected or maintained no building or structure.

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear six feet of each lot. Within these easements, no structure planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns."

WITNESS OUR HANDS AND SEALS THIS 16 day of November, 19 77

Jon C. Wolf
Anne E. Hufnagel

LAND SURVEYOR'S CERTIFICATE

"I, Elmo R. Dockery L.S. hereby certify that I am a registered Professional Land Surveyor, of the State of Indiana; that this plat correctly represents a survey completed by me on August 21, 19 77; that all the monuments shown thereon actually exist, and that their location, size, type and material are accurately shown, and comply with the provisions of the Subdivision Control Ordinance."

Elmo Douglas Dockery
Signature
Ind Reg No. 9920

CERTIFICATE OF APPROVAL

Under the authority provided by Chapter 138, Acts of 1957, enacted by the General Assembly of the State of Indiana, and all Acts amendatory thereto and other proper public notice of the hearing was published this plat was given final approval by the majority members of the Vanderburgh County Area Plan Commission at a meeting held October 5, 1977

DULY ENTERED for TAXATION

DEC 7 1977

Auditor

President
Secretary

SEAL

Plat Release

December 5, 1977
Date

Charles D. Osterholt
Secretary

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