MOSS CREEK SUBDIVISION

SECONDARY PLAT SECTION "A"

84-13522

Raymond C. and Lorene C. Bauer
c/o Schmitt
R. R. 4, Kleits Road
Evansville, IN 47712

Robert T. and Mildred White
R. R. 4, Box 343
No. 6 School Road
Evansville, IN 47712

Richard A. and Phyllis J. Luttrell
232 Fairway Drive
Evansville, IN 47710

Thomas A. and Dolores J. Stropp
R. R. 4, No. 6 School Road
Evansville, IN 47712

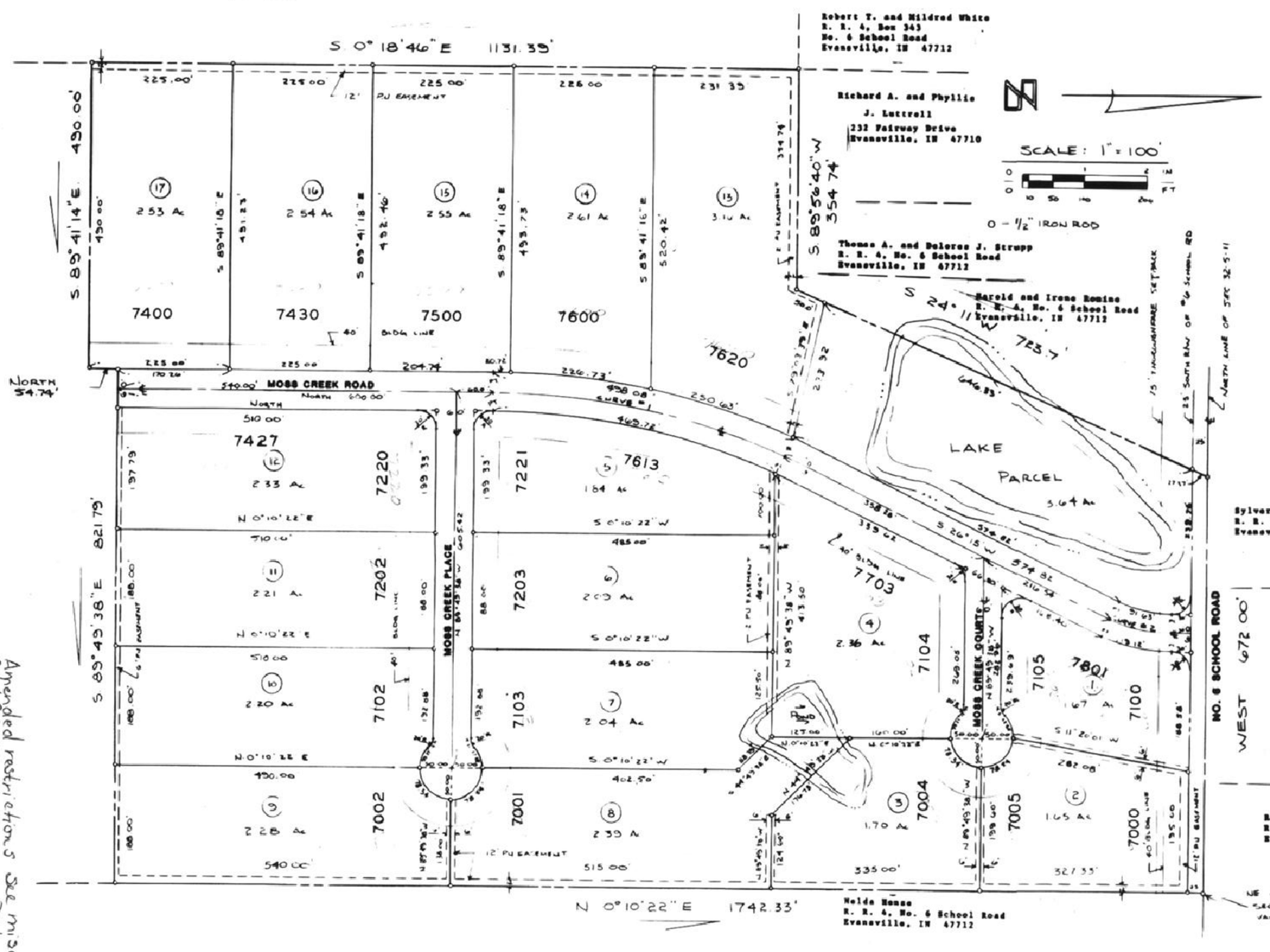
Harold and Irene Romine
R. R. 4, No. 6 School Road
Evansville, IN 47712

Sylvarius J. Jr. and Valeria M. Elpers
R. R. 4, Kleits Lane
Evansville, IN 47712

Victor J. and Marcelle Brugger
R. R. 4, No. 6 School Road
Evansville, IN 47712

Raymond H. and Charlene Schapker
R. R. 4, No. 6 School Road
Evansville, IN 47712

Holda House
R. R. 4, No. 6 School Road
Evansville, IN 47712



SCALE: 1" = 100'



RECEIVED FOR RECORD
on 11:32 A.M.
July 6, 1984
Recorded in Book M-74 Record No.
Page 74
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

LEGAL DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 32, Township 5 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Commencing at an iron pin at the Northeast corner of said Half Quarter Section; thence along the North line of said Half Quarter Section

1st: West 672.0 feet to an iron pin; thence

2nd: South 24° 11' West 783.7 feet to an iron pin; thence parallel with said North line of said Half Quarter Section

3rd: South 89° 56' 40" West 354.74 feet to an iron pin in the West line of said Half Quarter Section; thence along said West line

4th: South 0° 18' 46" East 1131.39 feet to an iron pin; thence

5th: South 89° 41' 14" East 490.00 feet to an iron pin; thence

6th: North 54.74 feet to an iron pin; thence

7th: South 89° 49' 38" East 821.79 feet to an iron pin; thence

8th: North 0° 10' 22" East 1742.33 feet to the true point of beginning, containing 45.71 acres more or less.

SUBJECT TO a 25 foot right-of-way for No. 6 School Road off of the North side of above described real estate.

SUBJECT TO all highways, easements and rights-of-way of record affecting said real estate.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys 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 street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Philip J. Kline Mary K. Kline

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 foregoing plat with dedications and restrictions thereon, expresse to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 2nd day of July, 1984

My Commission expires 5-13-88 Janet L. Bryant Notary Public
A Resident of Evansville County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138 Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on March 7, 1984

President Virgil D. Miller
Secretary Barbara K. Cunningham

Plat Release-County Auditors Certificate Date Received: July 6, 1984

CURVE CENTERLINE DATA

CURVE #1		CURVE #2	
Δ:	27°04' 34"	Δ:	26° 15'
R:	1024.00'	R:	230.00'
L:	483.90'	L:	105.37'
T:	246.34'	T:	53.63'
D:	5 59'59"	D:	24 9m2°

Storm Drainage Structures

All culverts shall be designed to discharge the runoff from a 25-year storm. The sizes of the culverts are to be submitted to and approved by the County Surveyor prior to construction. Storm Drainage Approved by County Drainage Board on January 30, 1984.

General Notes

1. Owner: Lucille E. Peak
2. Purchaser and Subdivider: Phillip J. Kline
3. Utilities: German Township water, SIGECO gas and electric are available at the site.
4. Soil Classification:
   RoC3 - Rosner Silt Loam, 6 to 12 percent slopes.
   RoB2 - Rosner Silt Loam, 2 to 6 percent slopes, eroded.
   Wm - Wilbur Silt Loam.
   LaD2 - Lamesville Silt Loam, 12 to 18 percent slopes, eroded.
5. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
6. Zoning: A
7. Flood Plain Data: Part of the property is located inside the 100 year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County.

NO BUILDINGS, STRUCTURES, FENCES, SHRUBS, OR TREES SHALL BE PLACED WITHIN THE NATURAL DRAINAGE EASEMENTS ON THE PLAT.

SURVEYOR'S CERTIFICATE

I, Ralph A. Ensley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL
Ralph A. Ensley, Jr.
Indiana Reg. No. S 0006

NE CORNER OF W 1/2 NE 1/4
SEC. 32 T. 5 S. R. 11
VANDERBURGH CO., IN.

Amended restrictions See misc dr 2 cd 6939 Instr. 87-22819 Date 9-18-87
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullatte DRVC

For restrictions see misc. dr. 2 card 128
Inst 85-01420 Date 12-2-85
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullatte DRVC

Amended restrictions See Misc. dr. 2 cd 8903
Instr. 88-12139 Date 7-5-88
Attest BOB STEELE RECORDER
VANDERBURGH CO.
Patti Hullatte DRVC

For easement Applying to Lot Pt 8
See Deed Drawer 5 card 7914

For easement Applying to Lot Pt 5
See Deed Drawer 5 card 7915

For easement Applying to Lot Pt 10
See Deed Drawer 5 card 7916

For easement Applying to Lot Pt 7
See Deed Drawer 5 card 7917

For easement Applying to Lot Pt 11
See Deed Drawer 5 card 7918

For easement Applying to Lot Pt 6
See Deed Drawer 5 card 7919

For easement Applying to Lot Pt 12
See Deed Drawer 5 card 7920

M-74

4/3/84

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