84-13523

MOSS CREEK SUBDIVISION

SECONDARY PLAT SECTION "B"

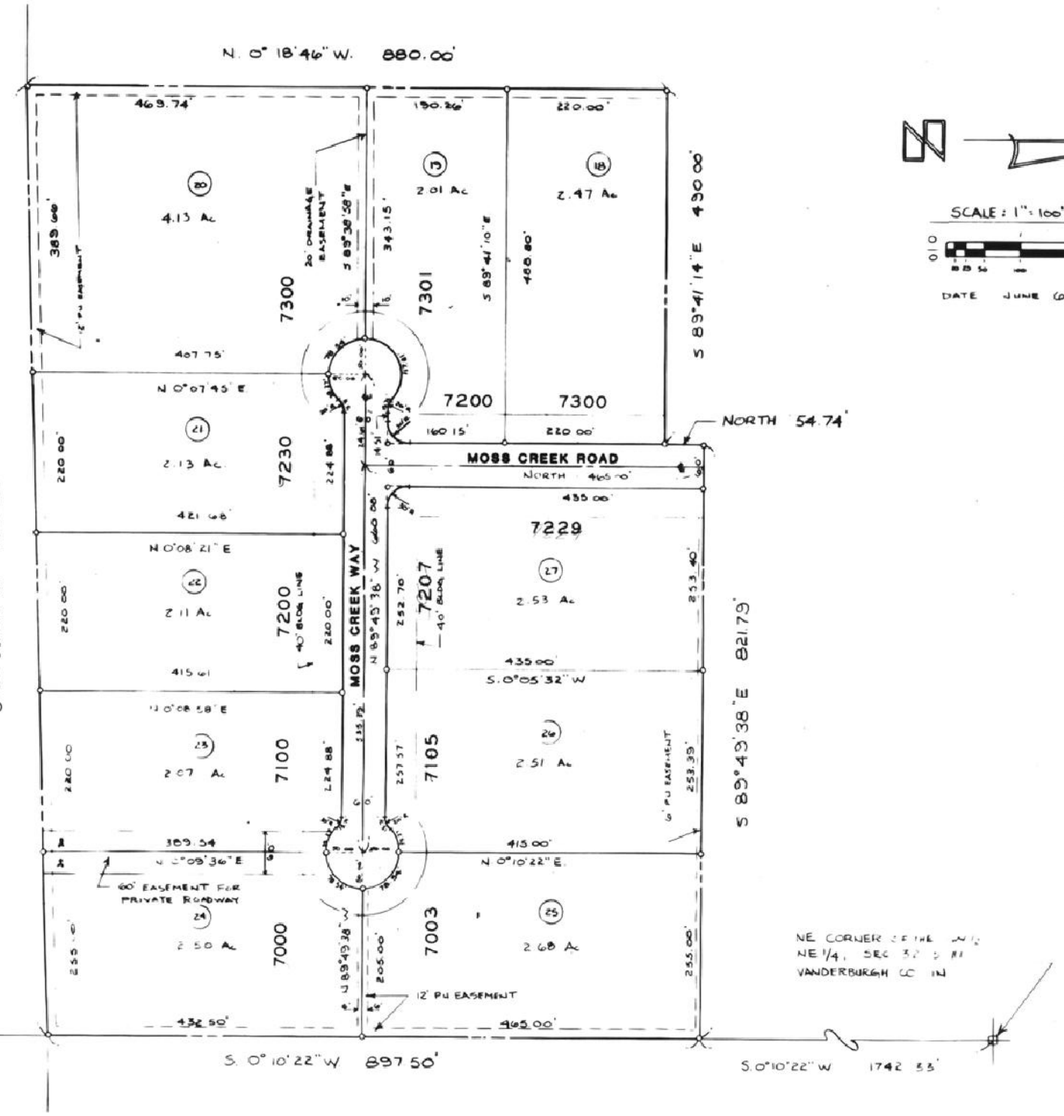
Amended restrictions see misc dr. 2 card 6939 Instr. 87-22819 Date: 9-18-87
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Hullatte DRVC

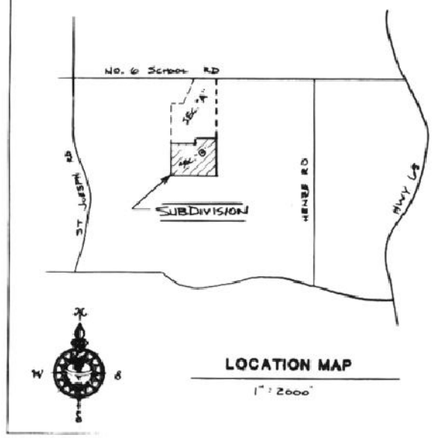
Raymond C. and Lorene C. Bauer
c/o Schmitt
R. R. 4, Kleitz Road
Evansville, IN 47712

Edwin W. Boescher (Life Estate)
Carla A. Right
7117 W. Mills Road
Evansville, IN 47712

Earl and Antoinette Happe
R. R. 4, Box 303
Evansville, IN 47712

Welda Henze
R. R. 4, No. 6 School Road
Evansville, IN 47712





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.

Owner: Lucille E. Peak
Buyer: Phillip J. Kline
1113 Greenfield Road
Evansville, IN 47715

For restrictions see misc dr. 2 card 128
Inst. #85-01420 Date: 1-22-85
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Gullatte DRVC

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 East line of said Half Quarter Section South 0° 10' 22" West 1742.33 feet to the true point of beginning; thence continuing along said East line

1st: South 0° 10' 22" West 897.50 feet to a stone at the Southeast corner of said Half Quarter Section; thence along the South line of said Half Quarter Section

2nd: South 88° 35' 28" West 1304.66 feet to an iron pin marking the Southwest corner of said Half Quarter Section; thence along the West line of said Half Quarter Section

3rd: North 0° 18' 46" West 880.00 feet to an iron pin; thence

4th: South 89°-41' 14" East 490.00 feet to an iron pin; thence

5th: North 54.74 feet to an iron pin; thence

6th: South 89° 49' 38" East 821.79 feet to the true point of beginning containing 26.865 acres, more or less.

RECEIVED FOR RECORD
at 11:32 A.M.
July 6, 1984
Recorded in BK. M Record No.
Page 75
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

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:
   HoC3 - Hosmer Silt Loam, 6 to 12 percent slopes.
   HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded.
   Wm - Wilbur Silt Loam.
   ZnD2 - Zanesville 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.

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 are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Phillip J. Kline Susan E. Kline

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

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, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 5th day of July, 1984.
My Commission expires 2-13-88 Notary Public
A Resident of Vanderburgh 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
Secretary
Plat Reference-County Auditors Certificate Received.
Date July 6, 1984

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, 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. Easley, Jr.
Indiana Reg. No. S 0006

BK. 3325

M-75