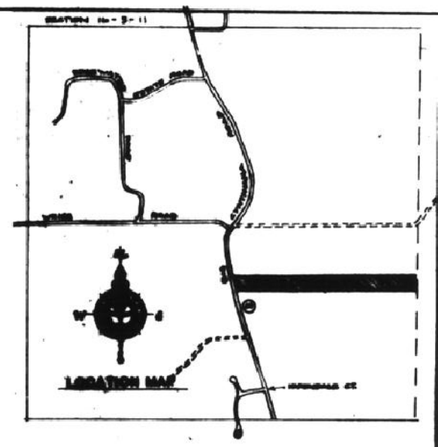
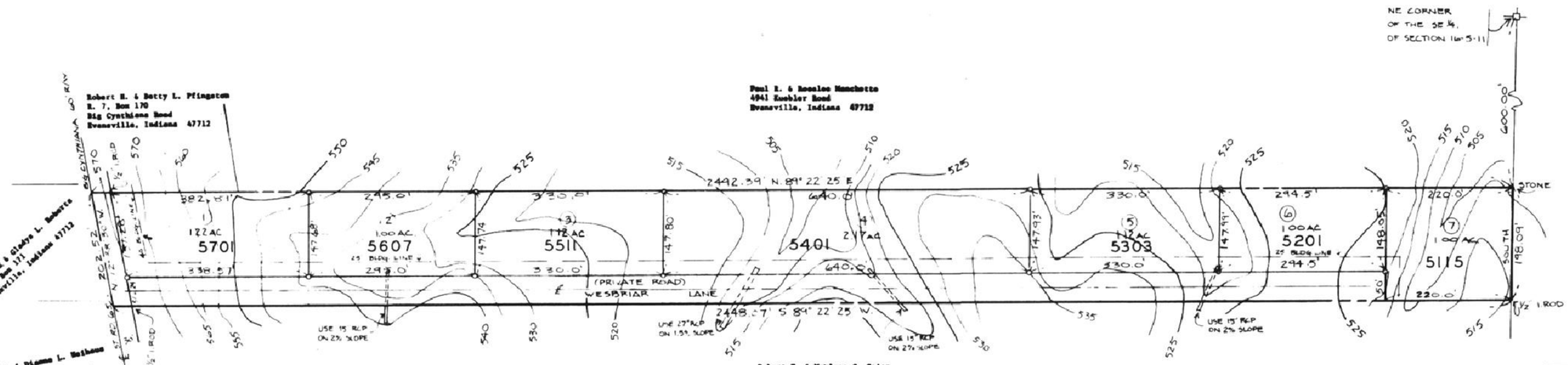
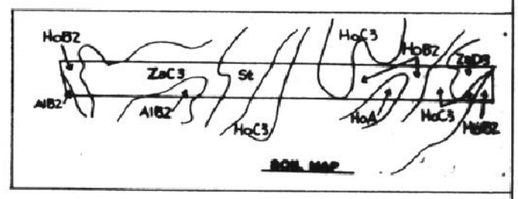
MOERS WOODY KNOLL SUBDIVISION

84-21094







SCALE: 1"=100'

DATE: JULY 30 1984

NOTE:
INDIVIDUAL SEPTAGE SYSTEMS MUST BE IN COMPLIANCE WITH SEC. 5 AND BE LOT MUST HAVE CERTIFIED PERC RATE OF 1PM AS APPROVED BY THE HEALTH DEPARTMENT

LEGEND:
O — TO SET ⅝" IRON ROD ALL LOT CORNERS (UNLESS SPECIFIED OTHERWISE)

LEGAL DESCRIPTION

That part of the North Half of the South Half of the North Half of the Southeast Quarter of Section 16, Township 5 South, Range 11 West in Vanderburgh County, Indiana, lying East of the centerline of Indiana State Highway No. 65 and described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Section; thence along the East line of said Quarter Section South 600.0 feet to the true point of beginning; thence continuing along said East line

1st: South 198.09 feet; thence parallel with the North line of said Quarter Section

2nd: South 89° 22' 25" 2448.07 feet to a point on the centerline of State Road No. 65 (Big Cynthiana Road); thence along said centerline

3rd: North 12° 38' 30" West 202.52 feet; thence parallel with said North line

4th: North 89° 22' 25" 2492.39 feet to the true point of beginning, containing 11.21 acres, more or less.

SUBJECT TO a 30 foot highway right-of-way Easterly of and adjacent to the above described 3rd Course.

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.

James R. Moers

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 _____ day of _____, 19__.

My Commission expires _____ Notary Public

A Resident of _____ County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 136-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 October 9th, 1984.

President _____

Secretary _____

Plat Release-County Auditors Certificate Received.

Date October 23, 1984

Amendment restrictions See Misc. dr. 2 Card 3855 Instr. 86-18451 Date 7/24/86

Attest: BOB STEELE RECORDER VANDERBURGH CO.

Patti R. Dixon Dave

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

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

General Notes:

1. Owner/Developer: James R. Moers
2. Utilities: Water, gas, electric and sewer are available. Carmen Township Water.
3. 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.
4. Zoning: Subdivision and all adjacent property is zoned Ag.
5. Flood Plain Data: Not in 100 year flood plain, FIRM Flood Insurance Rate Map for Vanderburgh County, Indiana Unincorporated Area; Panel 75 of 100 dated March 19, 1982.
6. Soil Classification:
   AlB2 - Alford silt loam, 2 to 6% slopes
   HoB2 - Hosmer silt loam, 2 to 6% slopes
   Hsd - Hosmer silt loam, 0 to 2% slopes
   HoC3 - Hosmer silt loam, 6 to 12% slopes
   St - Stendal silt loam
   ZaC3 - Zanesville silt loam, 6 to 12% slopes
   ZaD3 - Zanesville silt loam, 12 to 18% slopes
7. Private Road will not be dedicated to the public.

FILED FOR RECORD
9:19 A.M.
Oct. 23, 1984
BK. M
91

NOT ENTERED FOR TAXATION
OCT 23 1984 6169

M-91

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT FOR
MOERS WOODY KNOLL SUB.
BIG CYNTHIANA ROAD EVANSVILLE INDIANA

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

APPROVED BY: Ralph A. Easley
DATE 7/31/84 SCALE: 1" = 100'
DRAWN BY: JAH JOB NO.: 438
CHECKED BY: RAE SHEET 1 OF 1

For restrictions applying to this plat see Misc Drawer 1 card 8428 11-29-84

For easement Applying to Lot ___ See Deed Drawer ___ Card ___