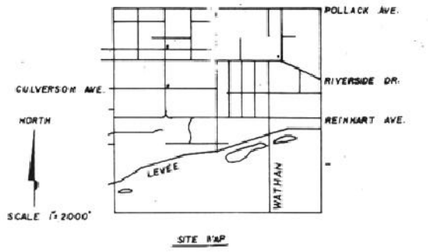
CONRAD MOBILE HOME PARK NO 5

85-01099

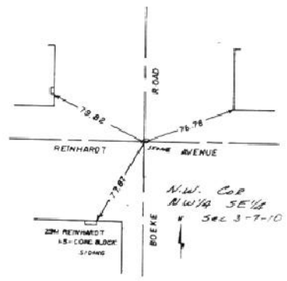


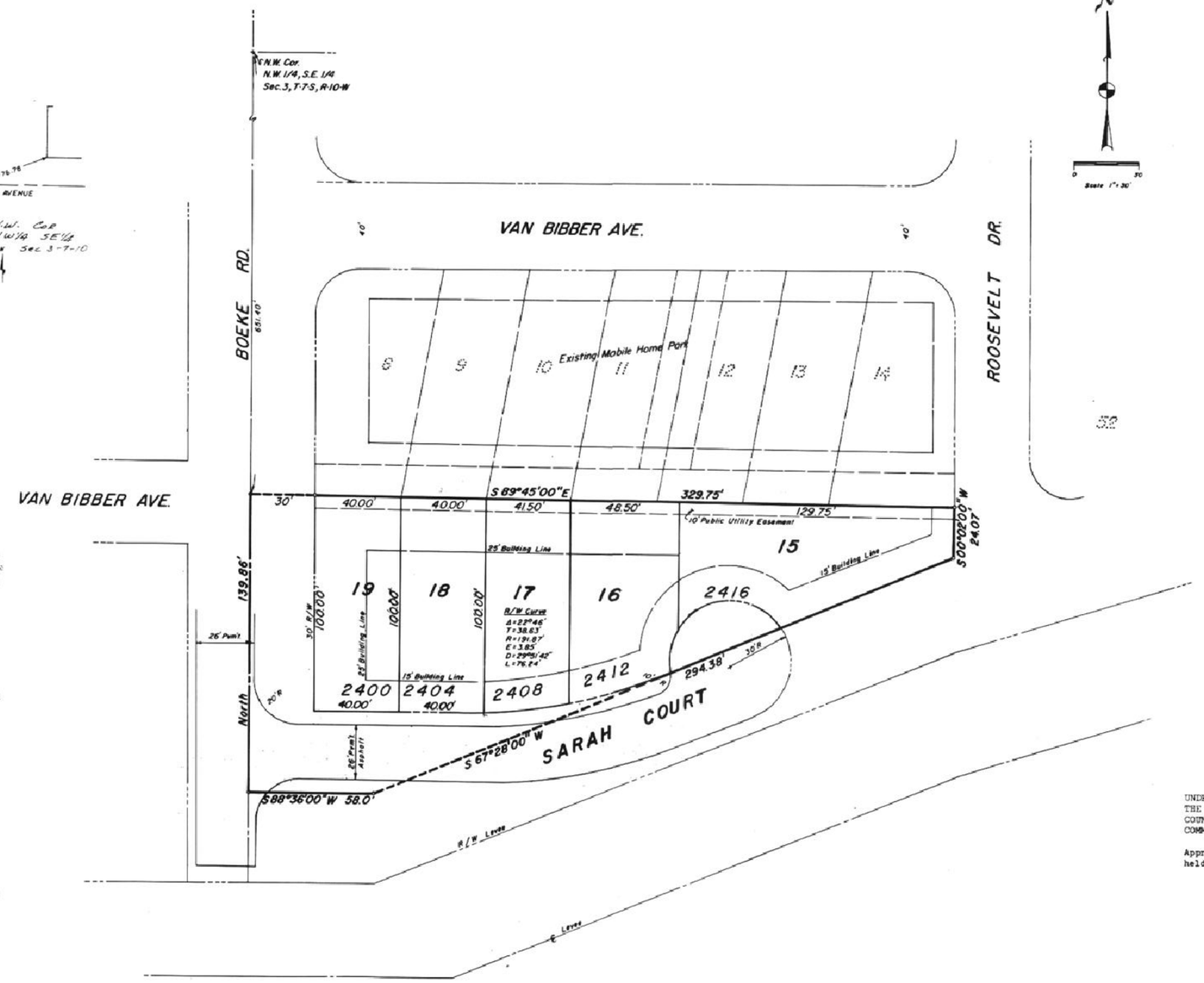
SITE MAP

LEGAL DESCRIPTION

A part of the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Three (3), Township Seven (7) South, Range Ten (10) West in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a stone at the Northwest Corner of said Northwest Quarter of the Southeast Quarter of Section Three (3), Township Seven (7) South, Range Ten (10) West; thence South along the West line thereof a distance of 651.40 feet to the place of beginning of subject real estate; thence South 89 degrees, 45 minutes East a distance of 329.75 feet; thence South 00 degrees, 02 minutes West a distance of 24.07 feet; thence South 67 degrees 28 minutes West a distance of 294.33 feet; thence South 88 degrees, 36 minutes West a distance of 58.00 feet to the West line of said Quarter Quarter Section; thence North along the West line thereof a distance of 139.88 feet to the place of beginning and containing 0.69 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 street, sidewalks, water and sewer lines in accordance 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) days' 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 or the Board of Trustees of the Evansville Waterworks Department or Board of Commissioners, that are ten (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 E. Conrad, President

Edith E. Conrad, Secretary

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 _____ day of _____, 19__.

My Commission Expires:

_____

Notary Public Signature

_____

Notary Public Signature Printed

County of Notary Public: _____

SURVEYOR'S CERTIFICATE

I, Elmo D. Dockery, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana; that the site plan correctly represents a survey completed by me on 1/14/85: that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

Elmo D. Dockery, L. S.
Indiana Register, #9920

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 February 14, 1984.

President

Secretary

RECEIVED FOR RECORD
at 2:17 P. M.
Jan. 16, 1985
Plat Book M
Page 105
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
JAN 16 1985 261
AUDITOR

M-105