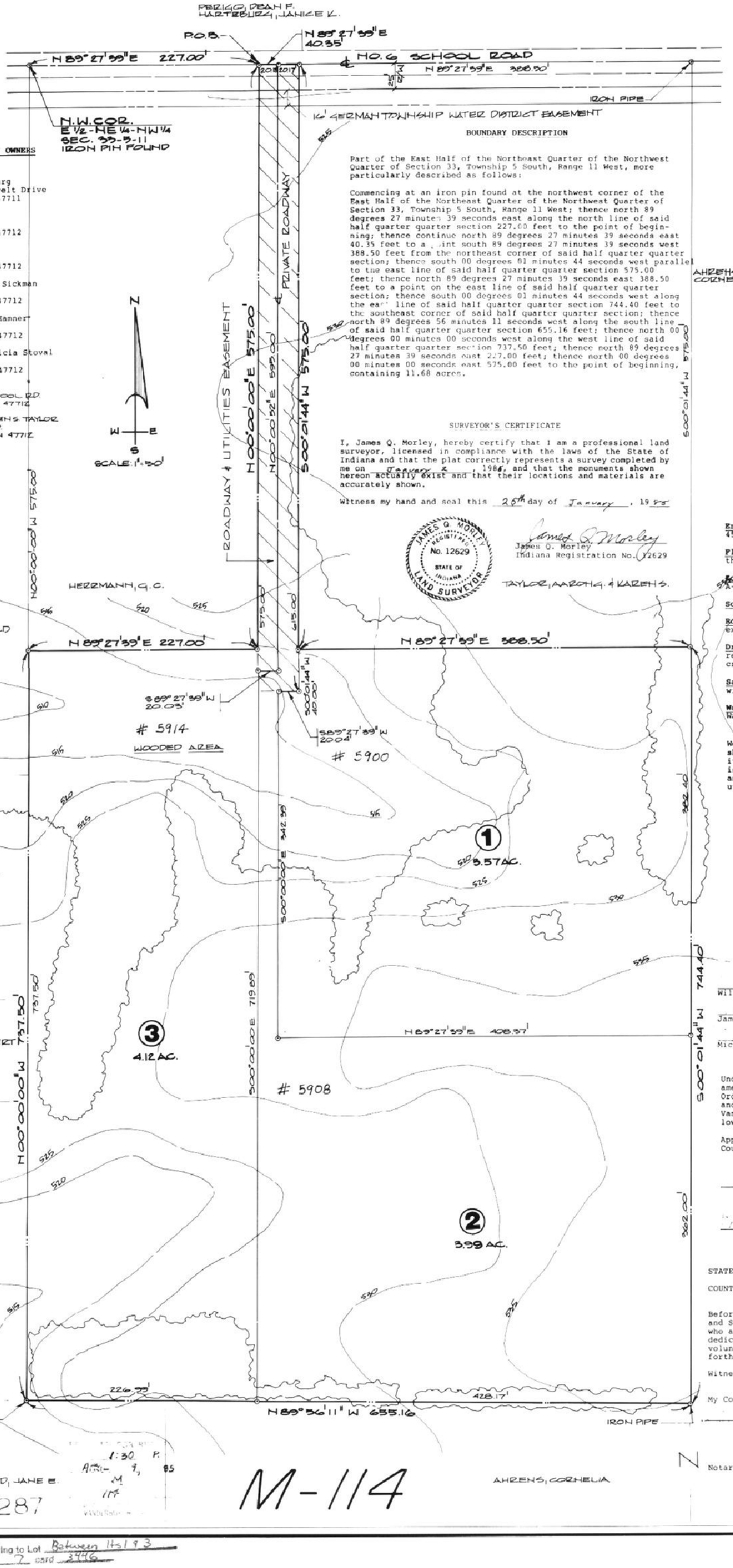
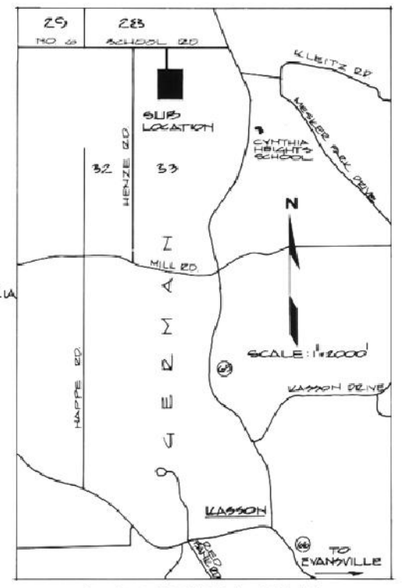
WildWood Acres Subdivision





LOCATION MAP

GENERAL NOTES:

Erosion Control: All distrubed areas to be mulch seeded within 45 days of completion of cut and fill grading.

Flood Plain Data: None of the proposed subdivision falls within the 100 year flood zone.

Zoning: Subject property and all adjacent property is zoned A-Agricultural.

Soils: Soil type for Hosmer Silt Loam HoB2, HoC2

Road Grades: Maximum grade on the private roadway shall not exceed 5%

Drainage Swales: Owners of each lot within the subdivision are responsible for maintaining the natural drainage swales that cross their respective lots.

Sanitary Sewers: No sewers are available. Septic tank systems will be constructed to County recommendations.

Water: The subdivision is located within the German Township Water District.

OWNER'S CERTIFICATE

We, the undersigned Owners and subdividers of the real estate shown and described hereon, do hereby plat the same and designate it as WildWood Acres. A forty (40) foot ± wide easement is reserved for the construction of a private gravel roadway and for the installation, maintenance and repair of the public utilities. Also, we agree to the following protective covenants:

1. The private gravel roadway shall be privately owned and maintained by individual lot owners. Each landowner, upon construction of improvements, will share equally in the initial cost of constructing the private roadway and will share equally in the cost of routine maintenance of that road.
2. If a lot is further subdivided, each owner of the subdivided lot shall be equally responsible for initial cost and maintenance for the private roadway.
3. The existing natural environmental conditions shall be maintained.
4. Following any construction project in which the private gravel roadway is utilized for access to the project, the party responsible for the construction project shall agree to restore the private gravel roadway to the condition existing prior to the start of the construction project.

William C. Greer, Owner Lot 1 — Luise A. Greer, Owner Lot 1

James A. Walsh, Owner Lot 2 — Barbara A. Walsh, Owner Lot 2

Michael A. Maggert, Owner Lot 3 — Elizabeth A. Maggert, Owner Lot 3

AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 6, 1985.

President — Plat Release Date 4-3-85

Director — Director

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 Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this ____ day of ____, 19__.

My Commission Expires:

Notary Public

(Typed or printed name)

Notary resides in ____ County, Indiana.

NOTARY PUBLIC SEAL INDIANA

For easement Applying to Lot Between 1 & 3
See Deed Drawer 2 card 3446