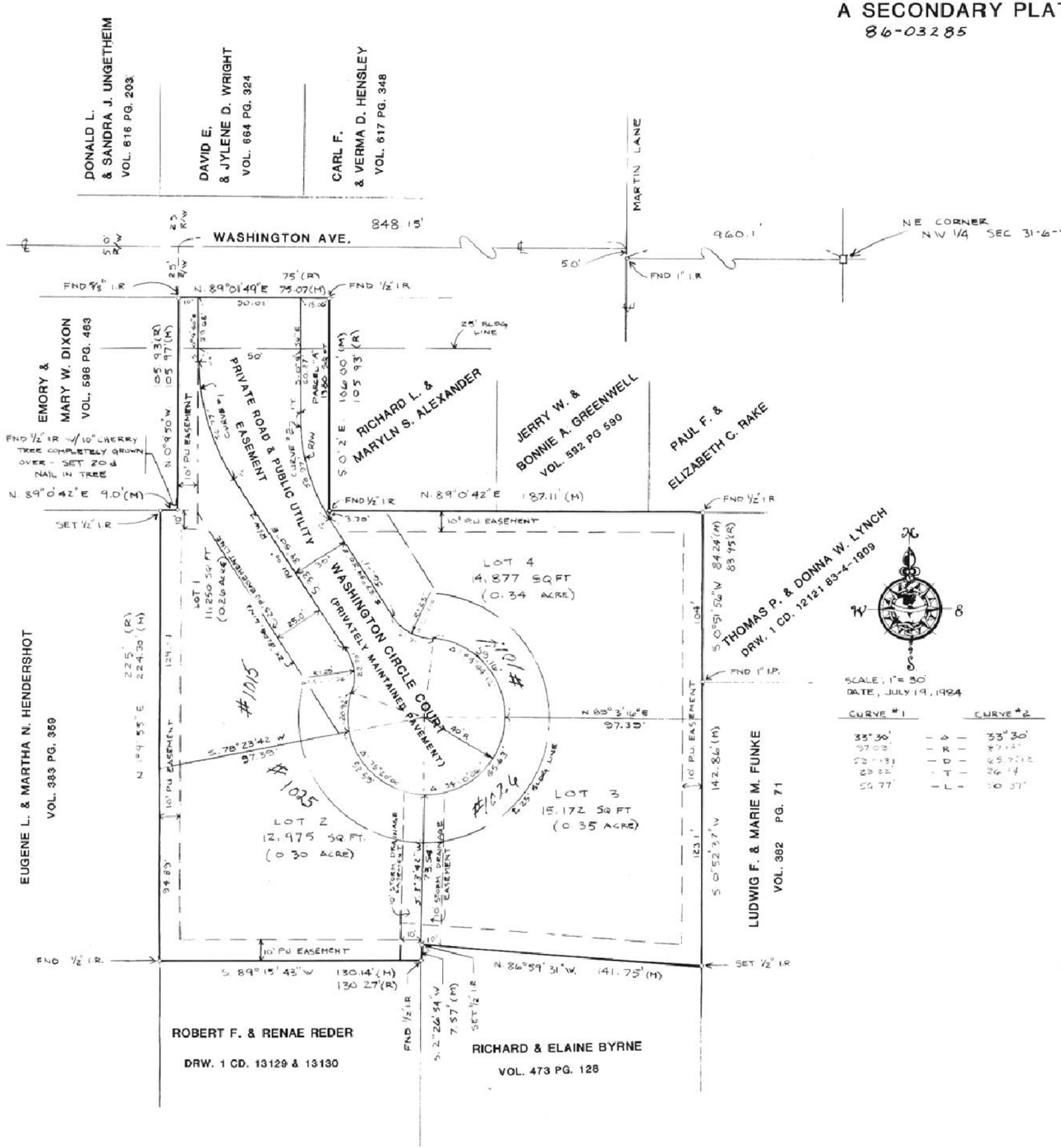
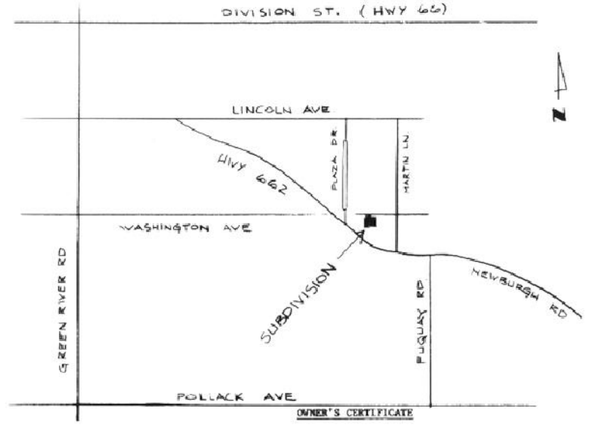
# WASHINGTON CIRCLE SUBDIVISION

## A SECONDARY PLAT

86-03285




### LEGAL DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 31, Township 6 South, Range 9 West, Vanderburgh County, Indiana described as follows:

Beginning at the intersection of Washington Avenue and Martin Lane, said point of beginning being 5 feet North of an iron pin in the centerline of Martin Lane; said iron pin also being the Southeast corner of PARK PLAZA SUBDIVISION SECTION A, a Subdivision in Vanderburgh County, Indiana as recorded in Plat Book J, page 50, in the office of the Recorder of Vanderburgh County, Indiana; thence along the centerline of Washington Avenue right-of-way, 50 feet wide, West 848.15 feet; thence South 25 feet to an iron rod at the true point of beginning. Said iron rod being in the North line of Lot 2 in PARK PLAZA SOUTH SUBDIVISION, a Subdivision in Vanderburgh County, Indiana as recorded in Plat Record J, page 94 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said Lot 2

1st: North 89° 01' 49" East 75.07 feet to an iron rod at the Northeast corner of said Lot 2; thence along the East line of said Lot 2

2nd: South 0° 02' East 106.00 feet to an iron rod at the Southeast corner of said Lot 2; thence

3rd: North 89° 00' 42" East 187.11 feet to an iron rod; thence

4th: South 0° 51' 56" West 84.24 feet to an iron pipe; thence

5th: South 0° 52' 37" West 142.86 feet to an iron rod; thence

6th: North 86° 59' 31" West 141.75 feet to an iron rod; thence

7th: South 2° 26' 54" West 7.57 feet to an iron rod; thence

8th: South 89° 15' 43" West 130.14 feet to an iron rod; thence

9th: North 1° 09' 55" East 224.80 feet to an iron rod; thence

10th: North 89° 00' 42" East 9.00 feet to an iron rod; thence

11th: North 0° 09' 50" West 105.97 feet to the true point of beginning, containing 1.57 acres, more or less.

### OWNER'S CERTIFICATE

I (We) the undersigned owner(s) of the real estate shown and described herein, do hereby certify that I (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.

The undersigned owner(s) of the real estate shown and described hereon as Washington Circle Subdivision does hereby plat and subdivide the herein described real estate and designates the same as Washington Circle Subdivision. The access street shown in the plat is a private driveway that is not dedicated to the public and shall not be maintained by the City of Evansville or Vanderburgh County but shall be maintained by the Homeowner's Association provided for in the Restrictions applying to Washington Circle Subdivision.

Easements are hereby created in favor of the Homeowner's Association for the benefit of owners of all lots in the subdivision as shown on the storm drainage plan attached to the plat for inlets, pipes, retention basins and earth berms for the benefit of all owners of lots in the subdivision. As more specifically set forth in the restrictions, all owners of lots in the subdivision shall be responsible for maintenance of the inlets, pipes, retention basins and berms as shown in the storm drainage plans as well as maintenance of the private drive identified on the plat and the common parcel identified on the plat. Building set-back lines are established as shown on the plat, and strips of ground which are shown on the plat and marked "Pu Easement" are reserved for the use of public utilities for the installation of water and sewer mains, poles, ducts, wires and lines subject to the requirement that all utilities be installed under ground. No buildings or other improvements shall be erected or maintained within the area designated as building set-back lines of public utility easements. All owners of lots in this subdivision shall take title subject to the provisions of this plat, the storm drainage plan and the restrictions identified as restrictions for the subdivision known as Washington Circle Subdivision.

William L. Boecker  Diane Boecker

### 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 31st day of Dec., 19 85.

My Commission expires 5/16/88 , Notary Public

A Resident of [redacted] 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 July 5, 1986.

President [redacted]

Secretary Barbara F. Cummins

Plat Release-County Auditors Certificate Date Received. FEBRUARY 21, 1986

### 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 Aug. 3, 1984 ; 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

GENERAL NOTES:

1. Owner/Developer: William L. & Diane Boecker
2. Utilities: Water, gas, electric and sewer are available at the site.
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: All surrounding property and the subdivision are zoned R-1.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to HUD FIA Flood Hazard Boundary Map No. H 13, dated May 21, 1976 for the City of Evansville, Indiana.
6. Soil Classification:
   ToB2 - Tama silt loam, 2 to 6% slopes.
   AlB2 - Alford silt loam, 2 to 6% slopes.
   AlC3 - Alford silt loam, 6 to 12% slopes.

RECEIVED FOR RECORD at 2:32 P.M. FEBURARY 21 1986
Plat Book M
Page 181
BOB STEELE RECORDER
VANDERBURGH COUNTY

ALL TAXES PAID FOR TRANSFER FEB 21 1986 817
Auditor Vanderburgh County

M-181

#433

Restrictions See misc. dr. 2
Card 4856 Date 12-15-86 Instr. 86-31742
ATest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti DeMatte DRVC