91-11543

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 24 1991 4095

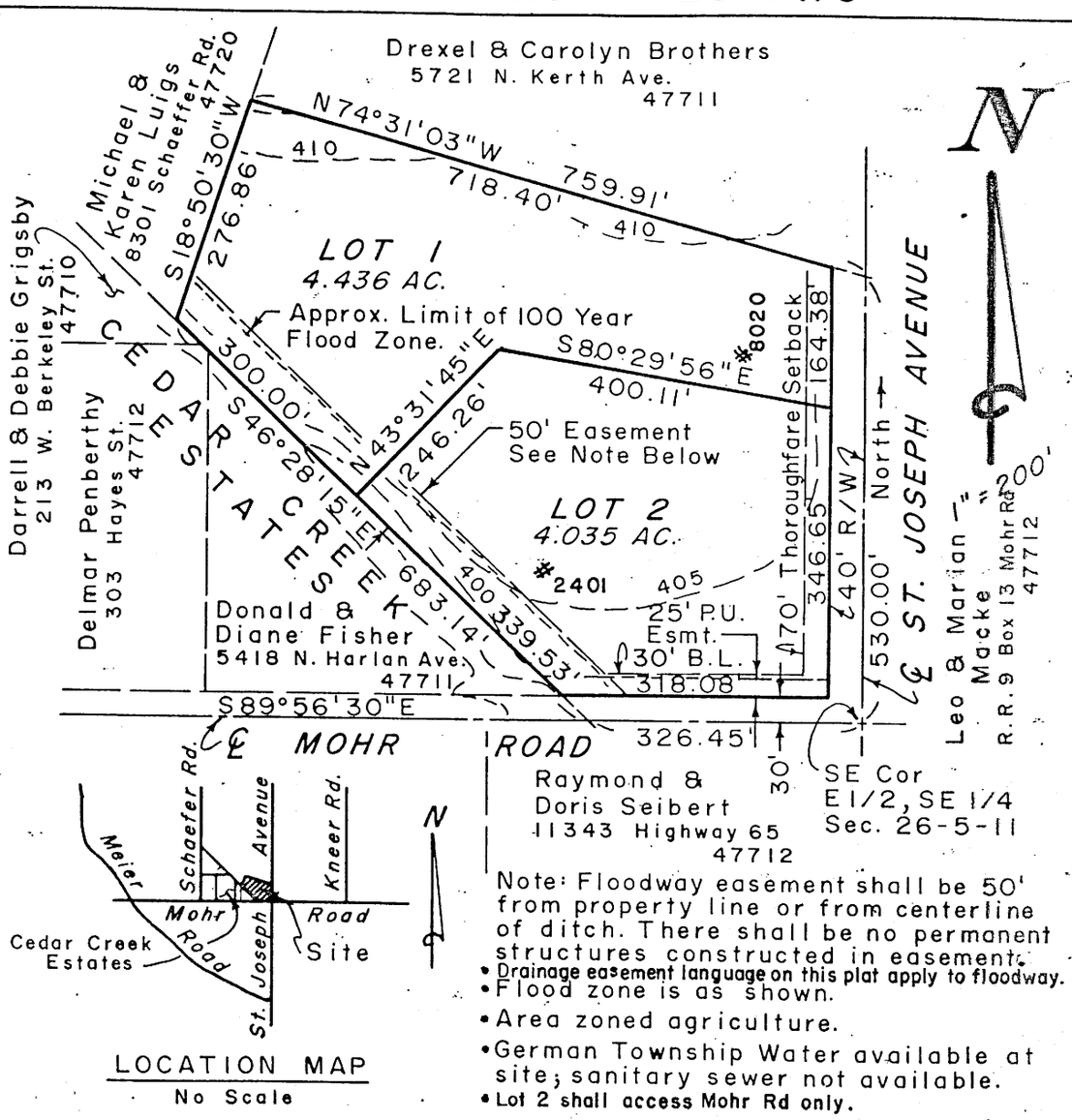
Tom Humphrey
AUDITOR

MS-105

RECEIVED FOR RECORD
at 9:36 A.M.
MAY 24 19 91
Plat Drawer MS
Card 105
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

CEDAR CREEK ESTATES TWO



LOCATION MAP
No Scale

Note: Floodway easement shall be 50' from property line or from centerline of ditch. There shall be no permanent structures constructed in easement.

- Drainage easement language on this plat apply to floodway.
- Flood zone is as shown.
- Area zoned agriculture.
- German Township Water available at site; sanitary sewer not available.
- Lot 2 shall access Mohr Rd only.

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Part of the East half of the Southeast quarter of Section 26, Township 5 South, Range 11 West, lying in Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said half quarter section, thence North along the East line thereof a distance of 530.00 feet, thence North 74 degrees 31 minutes 03 seconds West a distance of 759.91 feet, thence South 18 degrees 50 minutes 30 seconds West a distance of 276.86 feet to a point on the Northeasterly line of Cedar Creek Estates as recorded in Plat Book N, Page 167 in the office of the Recorder of Vanderburgh County, Indiana, thence South 46 degrees 28 minutes 15 seconds East along said Northeasterly line a distance of 683.14 feet to a point in the South line of said half quarter section, thence South 89 degrees 56 minutes 30 seconds East a distance of 326.45 feet to the place of beginning and containing 9.171 acres more or less.

SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 864, *

DATE May 20, 91

IN No. 7964 Evansville, IN

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF

OWNERS CERTIFICATE

WE, Edward Daetwyler James Gamble, John Bizal, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS CEDAR CREEK ESTATES TWO

JAMES GAMBLE

EDWARD DAETWYLER

350 W. Columbia St.
Evansville, IN 47710

JOHN BIZAL

ESTATE OF STEPHEN C. FERGUSON

By: BARBARA FERGUSON, PERSONAL REPRESENTATIVE

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

*Article 1.1, Chapter 8, Section 1 Through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class survey with a theoretical uncertainty of .. feet as determined by Sub-Section 7d, Section 7 of subject code

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 16th DAY OF May, 1991.

MY COMMISSION EXPIRES: March 13, 1992

Barbara A. Runyon
NOTARY PUBLIC

BARBARA A RUNYON
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON MAY 24, 1991.

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 24, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL