91-27170

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 14 1991 9246

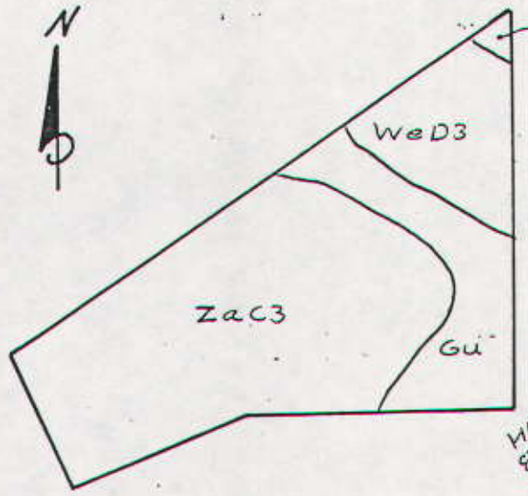
Tom Humphrey
AUDITOR

MS-120

RECEIVED FOR RECORD
at 4:30 P M.
NOV. 14 1991
Plat Drawer MS
Card 120
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

"T" COURT SUBDIVISION



SOIL SURVEY MAP
SCALE 1" = 200'

IRON MARKING
S.W. COR.
S.E. 1/4, N.W. 1/4
SEC. 30, T-5-S, R-11-W

DENOTES IRON PIN

LOCATION MAP
SCALE 1" = 2000'

SHEET NO. 1

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I Fred J Kuester 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.

DATE Sept 20, 1991

Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Harvey A & Carol R Klenck 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 T Court.

Harvey A Klenck

Carol R Klenck

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 8th DAY OF NOVEMBER, 1991.

MY COMMISSION EXPIRES: 1-25-92

Cheryl L. Baehl
NOTARY PUBLIC

CHERYL L. BAEHL
PRINTED

RESIDENT OF POSEY COUNTY

NOTARY PUBLIC CHERYL L. BAEHL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 11-14-91, 19__.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L Cunningham

PLAT RELEASE NOVEMBER 14, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningham

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.

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 30, Township 05 South, Range 11 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at an iron marking the southwest corner of the southeast quarter of the northwest quarter of said section 30; thence East along the south line of said quarter quarter section three hundred seven and forty hundredths (307.40) feet to an iron; thence North and parallel to the west line of said quarter quarter section three hundred eighty one and eighty hundredths (381.80) feet to an iron marking the initial point of beginning of the following described real estate; thence South 88 degrees 35 minutes 33 seconds West three hundred seven and forty hundredths (307.40) feet to an iron; thence South 67 degrees West two hundred eighteen and eighty-two hundredths (218.82) feet to an iron in the centerline of Vienna Road; thence North 23 degrees 22 minutes 11 seconds West along said centerline eighty and no hundredths (80.00) feet to a P.K. Nail; thence North 26 degrees 09 minutes 54 seconds West along said centerline eighty and no hundredths (80.00) feet to an iron; thence North 54 degrees 44 minutes 41 seconds East six hundred ninety-five and forty-five hundredths to a point; thence South 00 degrees 51 minutes 54 seconds East four hundred fifty-three and seventy-two hundredth (453.72) feet to an iron at the point of beginning.

Containing 3.62 acres more or less.
Subject to all legal right-of-ways and or easements.

General Notes:

1) Owner/Developer: Harvey A. Klench
8845 Vienna Road
Wadesville, IN. 47638-9508

2) Utilities: Southern Indiana Gas and Electric Service is available, German Twp. Water, Septic Tanks.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i,e. rye top & 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 of more than 6% shall have straw bails and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data:

ZaC3 Zanesville silt loam, 6 to 12 percent, severely eroded.

Gu. Gullied land.

WeD3. Wellston silt loam, 12 to 18 percent slopes severely eroded.

Wm. Wilbur Silt loam.