LON- KIM VALLEY

86-13713

Part of the Northwest Quarter of Section Eighteen (18), Township Five (5) South, Range Ten (10) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at an iron pipe on the East line of said Quarter Section which lies South 00 degrees 15 minutes 21 seconds East a distance of 970.31 feet from the Northeast corner of said Quarter Section: from said place of beginning thence South 00 degrees 06 minutes 43 seconds West for 445.6 feet; thence South 88 degrees 59 minutes 56 seconds West, for 299.30 feet; thence North 00 degrees 06 minutes 43 seconds East for 445.81 feet to an iron pipe in a fence line; thence North 89 degrees 02 minutes 21 seconds East, parallel to the said North line for 299.30 feet to the place of beginning and containing 3.06 acres, more or less.

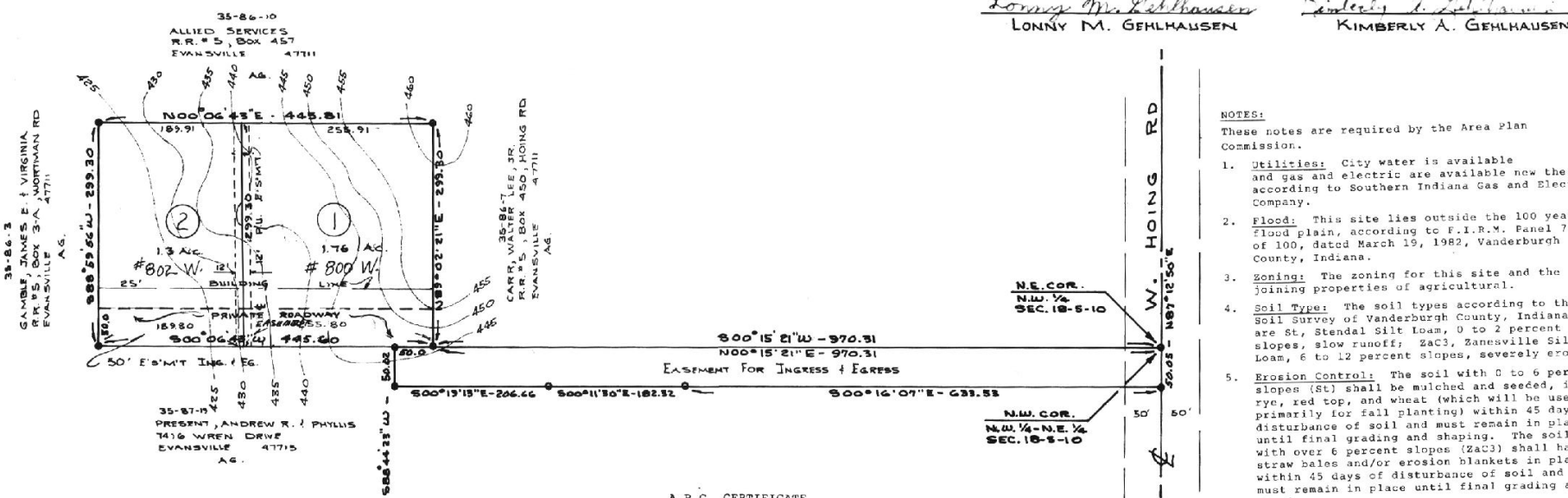
The above described real estate is subject to an easement fifty (50) feet in width off the East side thereof for ingress and egress to the property lying South of and adjoining the subject real estate.

Subject to any legal highways, easements or rights-of-way.

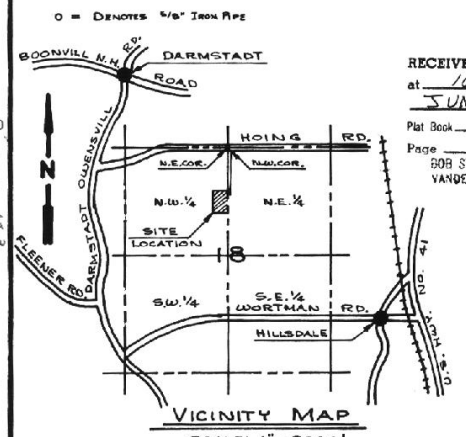
A Perpetual Easement for ingress and egress to Hoing Road is provided over the following described real estate:

Part of the Northwest Quarter of the Northeast Quarter of Section Eighteen (18), Township Five (5) South, Range Ten (10) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northwest corner thereof; thence North 87 degrees 12 minutes 50 seconds East for 50.05 feet; thence South 00 degrees 16 minutes 07 seconds East for 633.53 feet; thence South 00 degrees 11 minutes 30 seconds East for 182.32 feet; thence South 00 degrees 19 minutes 13 seconds East 206.66 feet; thence South 88 degrees 44 minutes 23 seconds West for 50.02 feet; thence North 00 degrees 06 minutes 43 seconds East for 50.0 feet; thence North 00 degrees 15 minutes 21 seconds West for 970.31 feet to the place of beginning.



O = Denotes 5/8" Iron Pipe



RECEIVED FOR RECORD
at 10:09 A.M.
JUNE 12 1986
Plat Book N
Page 14
BOB STEELE, RECORDER
VANDERBURGH COUNTY

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 give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JUNE 11, 1986.

President — Executive Director

Barbara D. Cunningham

Plat Release JUNE 11, 1986

Executive Director

Barbara D. Cunningham

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 22 day of May, 1986.

Notary Public

DORIS JEAN JACKSON
Printed

My commission expires:

July 11, 1986

Resident of Warrick County

OWNER'S CERTIFICATE

I, 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

LON- KIM VALLEY

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land , but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Lonny M. Gehlhausen — Kimberly A. Gehlhausen

LONNY M. GEHLHAUSEN — KIMBERLY A. GEHLHAUSEN

NOTES:

These notes are required by the Area Plan Commission.

1. Utilities: City water is available and gas and electric are available now the site according to Southern Indiana Gas and Electric Company.
2. Flood: This site lies outside the 100 year flood plain, according to F.I.R.M. Panel 75 of 100, dated March 19, 1982, Vanderburgh County, Indiana.
3. Zoning: The zoning for this site and the adjoining properties of agricultural.
4. Soil Type: The soil types according to the Soil Survey of Vanderburgh County, Indiana, are St, Stendal Silt Loam, 0 to 2 percent slopes, slow runoff; ZaC3, Zanesville Silt Loam, 6 to 12 percent slopes, severely eroded.
5. Erosion Control: The soil with 0 to 6 percent slopes (St) 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. The soil with over 6 percent slopes (ZaC3) shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
6. Owners and Developers: Lonnie & Kim Gehlhausen 2108 E. RIVERSIDE EVANSVILLE 47714
7. Engineer: Sam Biggerstaff 1210 MARWELL EVANSVILLE 47711

SCALE 1"=100'

0 50 100 200

AUDITOR'S TAX IDENTIFICATION
JUN 12 1986 3218
Wm. A. McBride AUDITOR

N-14

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

Date: May 22, 1986

Sam Biggerstaff L.S.
Indiana Reg. No. 9838

Restrictions filed misc dr. 3 pg 884 & 2 Instr. 92-24318 Date 9/8/92
Attest: BOB STEELE RECORDER VANDERBURGH CO.

Petit Bullfatte Dr.