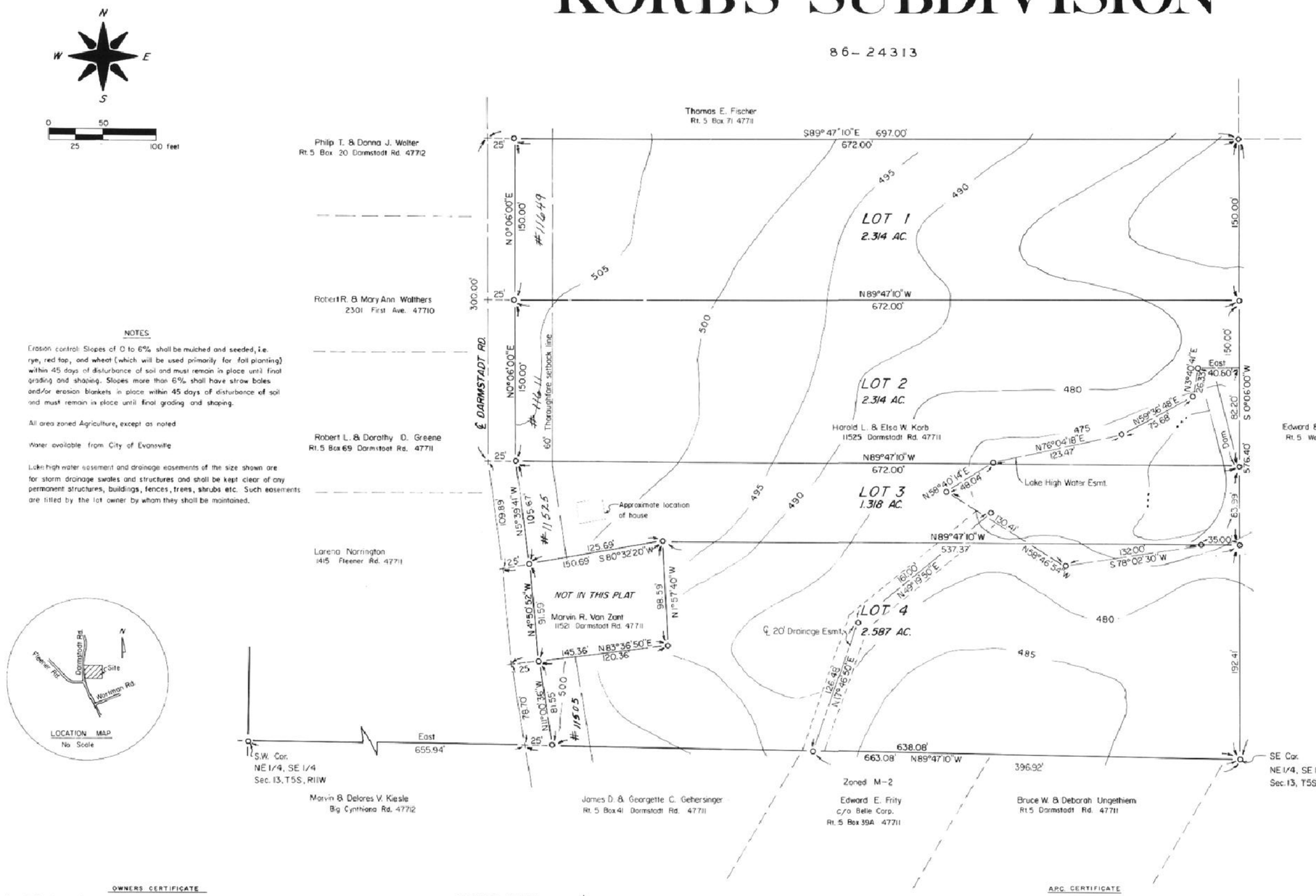
KORB'S SUBDIVISION

86-24313



LEGAL DESCRIPTON

A Subdivision of Part of the Northeast Quarter of the Southeast Quarter of Section 13, Township 5 South, Range 11 West, Vanderburgh County, Indiana. Described as follows:

Beginning at the intersection of the South line of said Quarter Quarter Section and the center of Darmstadt Road said point being 655.94 feet East of the Southwest corner thereof; thence N11°00'36"W along said centerline 78.70 feet; thence N 83°36'50"E a distance of 145.36 feet; thence N1°57'40"W a distance of 98.59 feet; thence S 80°32'20"W a distance of 150.69 feet to the center of Darmstadt Road; thence N5°39'41"W along said centerline a distance of 109.89 feet; thence N0°06'00"E along said centerline a distance of 300.00 feet; thence S89°47'10"E a distance of 697.00 feet to the East line of said Quarter Quarter Section; thence S 0°06'00"W along said East line a distance of 576.40 feet to the Southeast corner thereof; thence N89°47'10"W along the South line thereof a distance of 663.08 feet to the place of beginning.

SUBDIVISION RESTRICTIONS

1. All lots within the subdivision shall be residential lots. No commercial or business activity shall be conducted other than a residential office, which shall be appropriately approved by the Area Plan Commission.
2. Only one residence shall be erected on each lot, unless the lot is re-subdivided in compliance with the Subdivision Ordinance in effect.
3. No trailer, mobile home, basement, shack, garage or barn shall be placed or erected in this subdivision which shall be used as a residence either temporarily or permanently.

NOTES

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 45 days of disturbance of soil and must remain in place until final grading and shaping.

All area zoned Agriculture, except as noted

Water available from City of Evansville

Lake high water easement and drainage easements of the size shown are for storm drainage swales and structures and shall be kept clear of any permanent structures, buildings, fences, trees, shrubs etc. Such easements are tilled by the lot owner by whom they shall be maintained.

OWNERS CERTIFICATE

We the undersigned, owner of the real estate shown and described hereon do hereby as shown plat and subdivide said realestate and designate same as Korb's Subdivision.
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

Harold L. Korb — Elsa W. Korb

Harold L. Korb — Elsa W. Korb

STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said Harold L. Korb & Elsa W. Korb who acknowledged the execution of the foregoing plat of Korb's Subdivision the dedications and restrictions theron, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notorial Seal this 24th day of September 1986

Barbara L. Cunningham
Notary Public

Seal

My commission expires Nov. 24, 1988

APC CERTIFICATE

Under authority provided by Chapter 174 - Act of 1947 enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the County of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of Evansville and Vanderburgh County.

PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE: September 23, 1986

Barbara L. Cunningham
EXECUTIVE DIRECTOR

RECEIVED FOR RECORD
at 10:16 A.M.
September 24 1986
Plat Book N
Page 45
BOB STEFLE, RECORDER
VANDERBURGH

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, and the above described realestate is located above the 100 year flood zone, as shown on Flood Map Panel #5 of 130 dated March 16, 1982

Date

Billy T. Nicholson PLS No. 7964

TION
5865

N-45

6-86-43