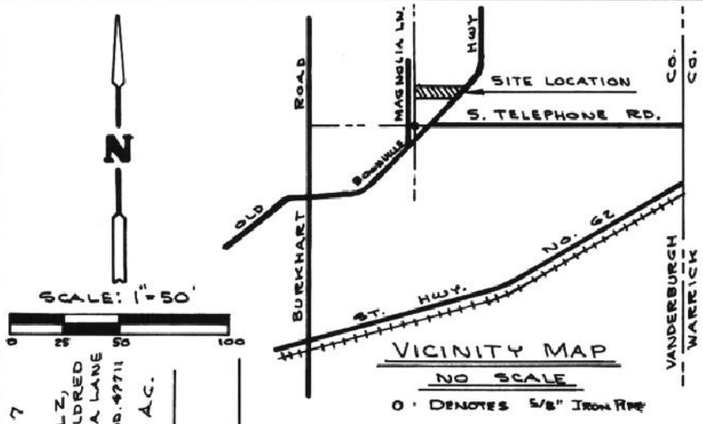
MOSBEY COURT

86-29683

A subdivision of part of the Southeast Quarter of the Southwest Quarter of Section 7, Township 6 South, Range 9 West, Vanderburgh County, Indiana, more particularly described as follows:

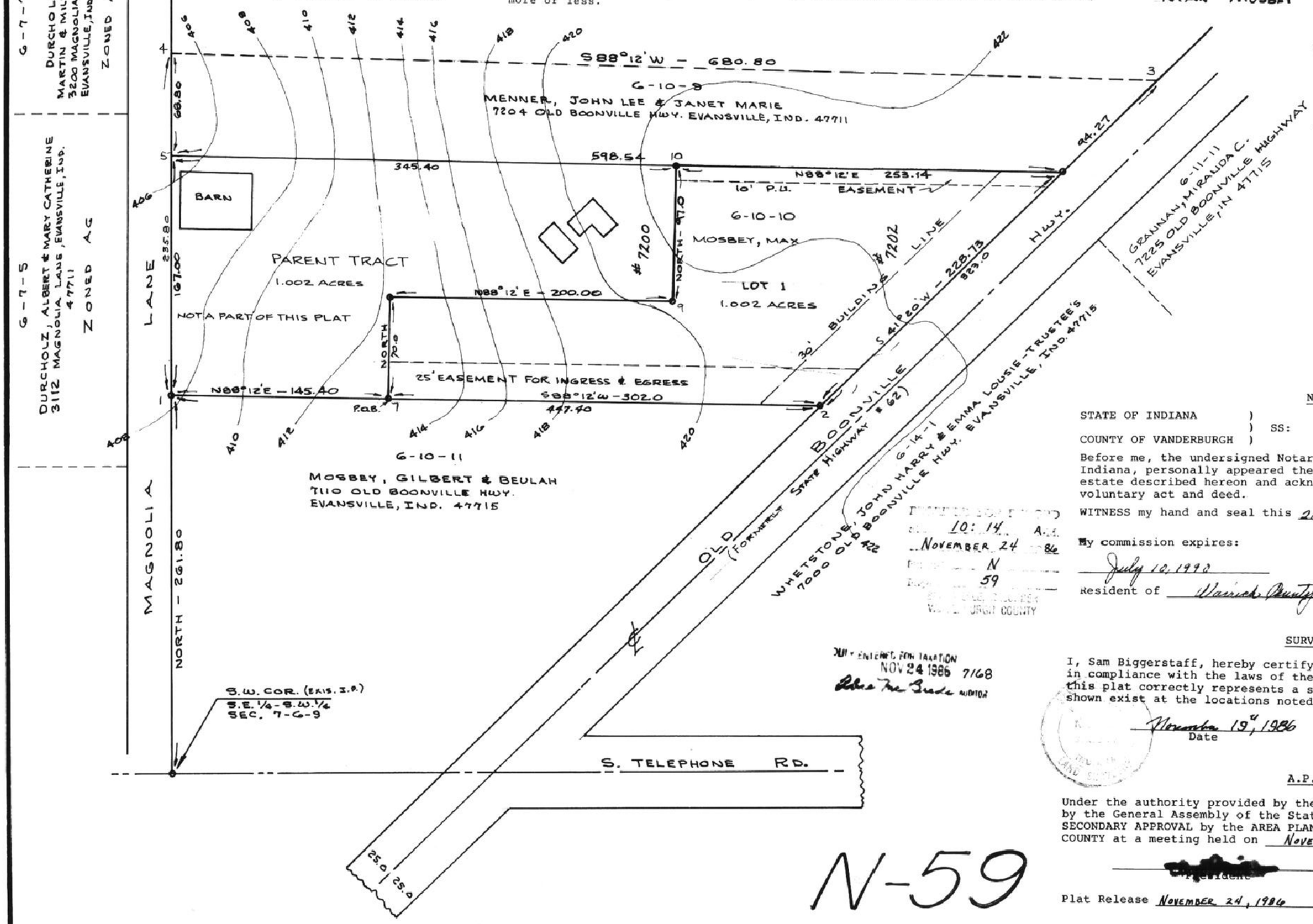
Beginning at a point which is located by commencing at the Southwest corner of the Southeast quarter of the Southwest quarter of said section; from said Southwest corner North along the West line of said quarter quarter section for 261.8 feet; thence North 88 degrees 12 minutes East for 145.4 feet to the aforementioned place of beginning: from said place of beginning North and parallel with the West line of said quarter quarter section for 70.0 feet; thence North 88 degrees 12 minutes East for 200.0 feet; thence North and parallel to the West line of said quarter quarter section for 97.0 feet; thence North 88 degrees 12 minutes East for 253.14 feet to the West right-of-way line of Old Indiana State Road #62 (Old Boonville Highway): thence South 41 degrees 20 minutes West along said right-of-way line for 228.73 feet; thence South 88 degrees 12 minutes West for 302.0 feet to the place of beginning, containing a gross area of 1.022 acres, more or less.



VICINITY MAP

NO SCALE

O - DENOTES 5/8" IRON PIPE



TIME ENTERED FOR TAXATION
NOV 24 1986 7168
Auditor Vanderburgh County

10:14 A.M.
NOVEMBER 24 86
N
59
RECORDED IN VANDERBURGH COUNTY

N-59

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

MOSBEY COURT

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 the 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.

Max Mosbey — MAX MOSBEY

Donna Mosbey — DONNA MOSBEY

NOTES: THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION

FLOOD: This site is not in the 100 year flood zone according to FIRM Panel 25 of 100, for Vanderburgh County, dated March 19, 1982.

SOIL: HoB2, Hosmer Silt Loam, 2 to 6% slopes, eroded, medium run-off, very slowly permeable fragipan.

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.

UTILITIES: City Water, and according to Southern Indiana Gas & Electric Co., gas and electric power are available near the site.

ZONING: The subject site and adjacent properties are zoned agricultural.

OWNER & DEVELOPER: MAX AND DONNA MOSBEY
5833 GARDEN VALLEY ROAD, NEWBURGH, IN 47630

ENGINEER: Sam Biggerstaff, 1270 Maxwell Av. Evansville, In. 47711

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 20 day of November, 1986.

My commission expires: July 10, 1990

Resident of Warrick County

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
Printed

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

November 19th, 1986
Date

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

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 NOVEMBER 24, 1986.

[redacted]
President

Barbara L. Cunningham
Executive Director

Plat Release NOVEMBER 24, 1986

Barbara L. Cunningham
Executive Director