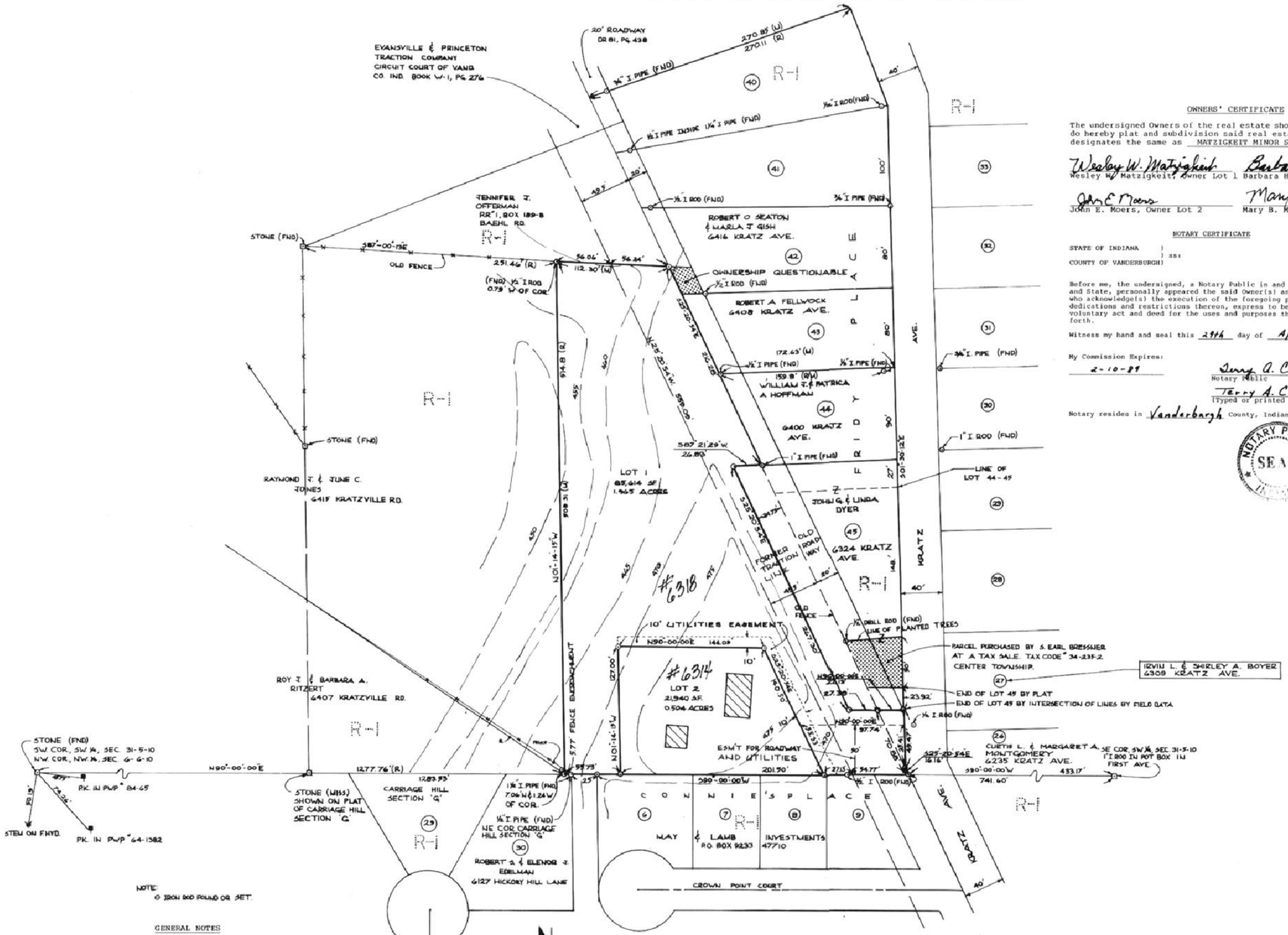
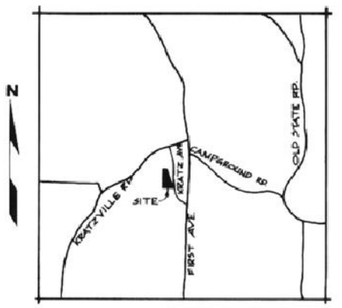
MATZIGKEIT MINOR SUBDIVISION #87-12407





LOCATION MAP
SCALE: 1" :2000'

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivision said real estate as shown hereon and designates the same as MATZIGKEIT MINOR SUBDIVISION.

Wesley W. Matzigkeit — Barbara K. Matzigkeit
Wesley W. Matzigkeit, Owner Lot 1 — Barbara K. Matzigkeit, Owner Lot 1

John E. Moers — Mary B. Moers
John E. Moers, Owner Lot 2 — Mary B. Moers, Owner Lot 2

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of April, 1987.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public

Terry A. Campbell
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

BOUNDARY DESCRIPTION

MATZIGKEIT MINOR SUBDIVISION

Part of the Southwest Quarter of Section 31, Township 5 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, being part of the property conveyed to William H. Brandenberger by William F. Laubscher, by deed dated August 1, 1926 and recorded in Deed Book 153, page 177; also, being part of the property conveyed to Orien Raymond Brandenberger by William H. Brandenberger by deed dated March 11, 1946 and recorded in Deed Book 270, page 8; also being the same property conveyed by Georgia Brandenberger, a widow, to Wesley and Barbara Matzigkeit by Warranty Deed dated June 28, 1985, and recorded in Deed Drawer 2, card 3204, and Quit Claim Deed dated February 18, 1987 and recorded in Deed Drawer 3, card 6152 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone found at the southwest corner of said quarter section; thence north 90 degrees 00 minutes 00 seconds east a distance of 1277.76 feet, along the south line of said quarter section, to the true point of beginning; thence north 01 degrees 14 minutes 15 seconds west a distance of 508.31 feet to a point which is south 87 degrees 00 minutes 13 seconds east a distance of 251.46 feet from a stone found on the west line of the East Half of said quarter section; thence continuing south 87 degrees 00 minutes 13 seconds east, along an old fence line, a distance of 56.06 feet to the former west right-of-way of the Evansville and Princeton Traction Company; thence continuing south 87 degrees 00 minutes 13 seconds east a distance of 56.24 feet to the former east right-of-way of said Traction Company; thence south 25 degrees 20 minutes 54 seconds east, along said former east right-of-way and the west line of a 20 foot roadway, a distance of 216.28 feet to a 1 inch diameter iron pipe found at the northwest corner of the property of John G. and Linda Dyer; thence south 87 degrees 21 minutes 29 seconds west along the Dyers' north line extended a distance of 26.83 feet to the centerline of said former Traction Company right-of-way; thence south 25 degrees 20 minutes 54 seconds east a distance of 267.30 feet along said centerline; thence north 90 degrees 00 minutes 00 seconds east a distance of 49.52 feet to intersection of the east line of said 20 foot roadway and the west right-of-way of Kratz Avenue; thence south 01 degrees 30 minutes 12 seconds east a distance of 49.47 feet along the west right-of-way of Kratz Avenue; thence continuing along said west right-of-way of Kratz Avenue and the former east right-of-way of said Traction Company south 25 degrees 20 minutes 54 seconds east a distance of 16.16 feet to a point on the south line of said quarter section, said point being south 90 degrees 00 minutes 00 seconds west a distance of 433.17 feet from the southeast corner of said quarter section; thence south 90 degrees 00 minutes 00 seconds west a distance of 54.77 feet, along the south line of said quarter section, to the former west right-of-way of said Traction Company; thence continuing along said south line south 90 degrees 00 minutes 00 seconds west a distance of 284.36 feet to the true point of beginning, containing 2.469 acres.

Subject to an easement 50 feet in width for roadway and utility purposes off the south line of the above described tract, more particularly described as follows:

Commencing at an iron rod found at the southeast corner of the Southwest Quarter of Section 31, Township 5 South, Range 10 West; thence south 90 degrees 00 minutes 00 seconds west a distance of 433.17 feet along the south line of said quarter section to the true point of beginning; thence continuing south 90 degrees 00 minutes 00 seconds west, along said south line, a distance of 81.90 feet to the southeast corner of Lot 2 of Matzigkeit Minor Subdivision; thence north 25 degrees 20 minutes 54 seconds west a distance of 55.33 feet along the east line of said Lot 2; thence north 90 degrees 00 minutes 00 seconds east, parallel with the south line of said quarter section, a distance of 97.74 feet to the west right-of-way of Kratz Avenue; thence along said right-of-way south 01 degrees 30 minutes 12 seconds east a distance of 35.41 feet; thence continuing along said right-of-way and the former east right-of-way of the Evansville and Princeton Traction Company, south 25 degrees 20 minutes 54 seconds west a distance of 16.16 feet to the true point of beginning, containing 0.100 acres.

Also subject to a public utilities easement as shown on the attached plat.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on April 24th, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

GENERAL NOTES

Flood Plain Data: No part of this site is within the 100 year flood zone as shown on F.I.R.M. 180257-0001-B dated October 15, 1981.

Zoning: Subject property and all adjacent property is zoned residential.

Erosion Control: Slopes of 0-6% 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 of 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.

SCALE 1"= 50'
50' 0 100'

DULY ENTERED FOR TAXATION
MAY 14 1987
3712
AUDITOR

RECEIVED FOR RECORD
At 3:40 P.M.
MAY 14 1987
Plat Book N
Page 85
ROY STEELE, RECORDER
VANDERBURGH COUNTY

N-85

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 14, 1987.

President — Plat Release Date MAY 14, 1987

Director — Director

For easement Applying to Lot 2
See Deed Drawer 10 card 9829

PROJ. 86-1333-4