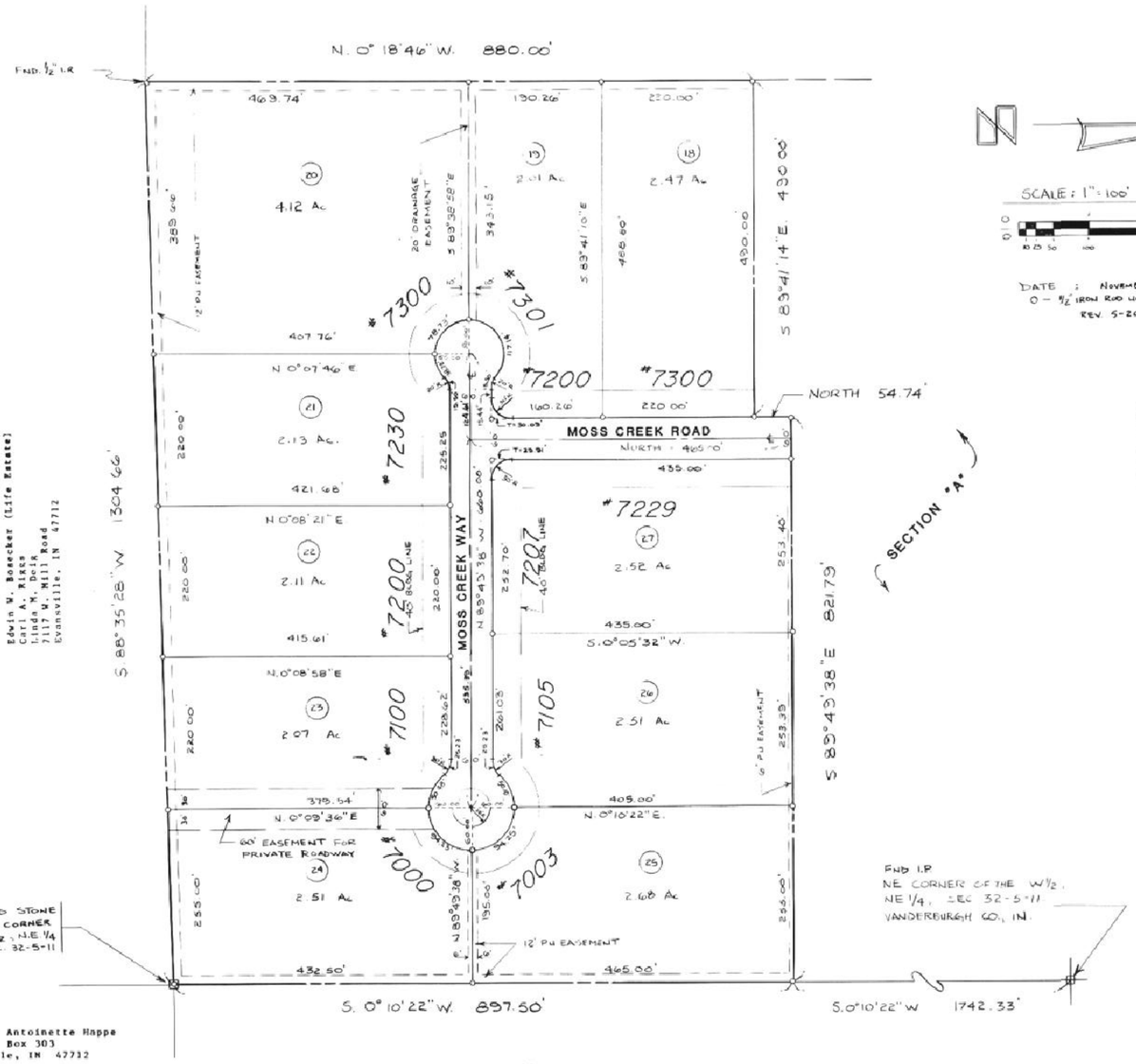
CORRECTED PLAT OF
MOSS CREEK SUBDIVISION
SECTION "B"

87-19768

Raymond C. and Lorene C. Bauer
c/o Schmitt
R. R. 4, Kleitz Road
Evansville, IN 47712



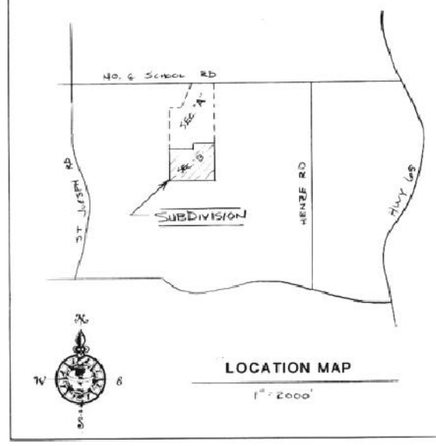
Edwin W. Boescker (Life Estate)
Carl A. Hiles
Linda K. Hiles
7117 W. Mill Road
Evansville, IN 47712

Earl and Antoinette Happe
R. R. 4, Box 303
Evansville, IN 47712

Neida Henze
R. R. 4, No. 6 School Road
Evansville, IN 47712

SCALE: 1" = 100'

DATE: NOVEMBER 11, 1986
O - ½" IRON ROD UNLESS OTHERWISE NOTED.
REV. 5-20-87



LEGAL DESCRIPTION

Part of the West Half of the Northeast Quarter of Section 32, Township 5 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Commencing at an iron pin at the Northeast corner of said Half Quarter Section; thence along the East line of said Half Quarter Section South 0° 10' 22" West 1742.33 feet to the true point of beginning; thence continuing along said East line

1st: South 0° 10' 22" West 897.50 feet to a stone at the Southeast corner of said Half Quarter Section; thence along the South line of said Half Quarter Section

2nd: South 88° 35' 28" West 1304.66 feet to an iron pin marking the Southwest corner of said Half Quarter Section; thence along the West line of said Half Quarter Section

3rd: North 0° 18' 46" West 880.00 feet to an iron pin; thence

4th: South 89°-41' 14" East 490.00 feet to an iron pin; thence

5th: North 54.74 feet to an iron pin; thence

6th: South 89° 49' 38" East 821.79 feet to the true point of beginning containing 26.885 acres, more or less.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on JANUARY 30th, 1984.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on N/A, 19___.

Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

Philip J. Kline — Susan R. Kline

PHILIP J. KLINE — SUSAN R. KLINE

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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 10 day of June, 1987.

My Commission expires 5-13-88 — Notary Public, A Resident of Vanderburgh County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under 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. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 7, 1984 — President ____ Secretary Barbara L. Cummings

Plat Release-County Auditors Certificate Received. Date AUGUST 11, 1987

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on APRIL 15th, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
AUG 11 1987 5547
AUDITOR

RECEIVED FOR RECORD
3:04 P.
AUGUST 11 87
N
107

General Notes

1. Owner/Developer: Dr. Philip J. Kline; 2512 Pine Tree Drive; Evansville, Indiana 47711; 812/479-4111 (work).
2. Utilities: German Township Water, SIGECO gas and electric are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.
3. Erosion Control: Slopes 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.
4. Zoning: The subdivision and all surrounding property are zoned Ag.
5. Flood Plain Data: Part of the property is located inside the 100-year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County.
6. Soil Classification:
   - HoC_2 - Hosmer silt loam, 6 to 12% slopes.
   - HoB_2 - Hosmer silt loam, 2 to 6% slopes.
   - Wm - Wilbur silt loam
   - ZaD_2 - Zanesville silt loam, 12 to 18% slopes.

For cancellation, termination & recording of private roadway easement see Misc. Dr 2 cd 7147 - Declaration #87-25176 - 10-21-87
BOB STEELE RECORDER
VANDERBURGH CO.
Jane Anderson DRVC

For declaration see misc. dr. 3 cd 5185 91-01856 Date 1-25-91
~~Instr. 91~~
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Gullatte DRVC

N-107

For easement Applying to Lot 27 Sec B — See Deed Drawer 5 card 627
For easement Applying to Lot 23 — See Deed Drawer 5 card 4710
For easement Applying to Lot 20 — See Deed Drawer 7 card 3186
For easement Applying to Lot 19 Sec B — See Deed Drawer 5 card 3575