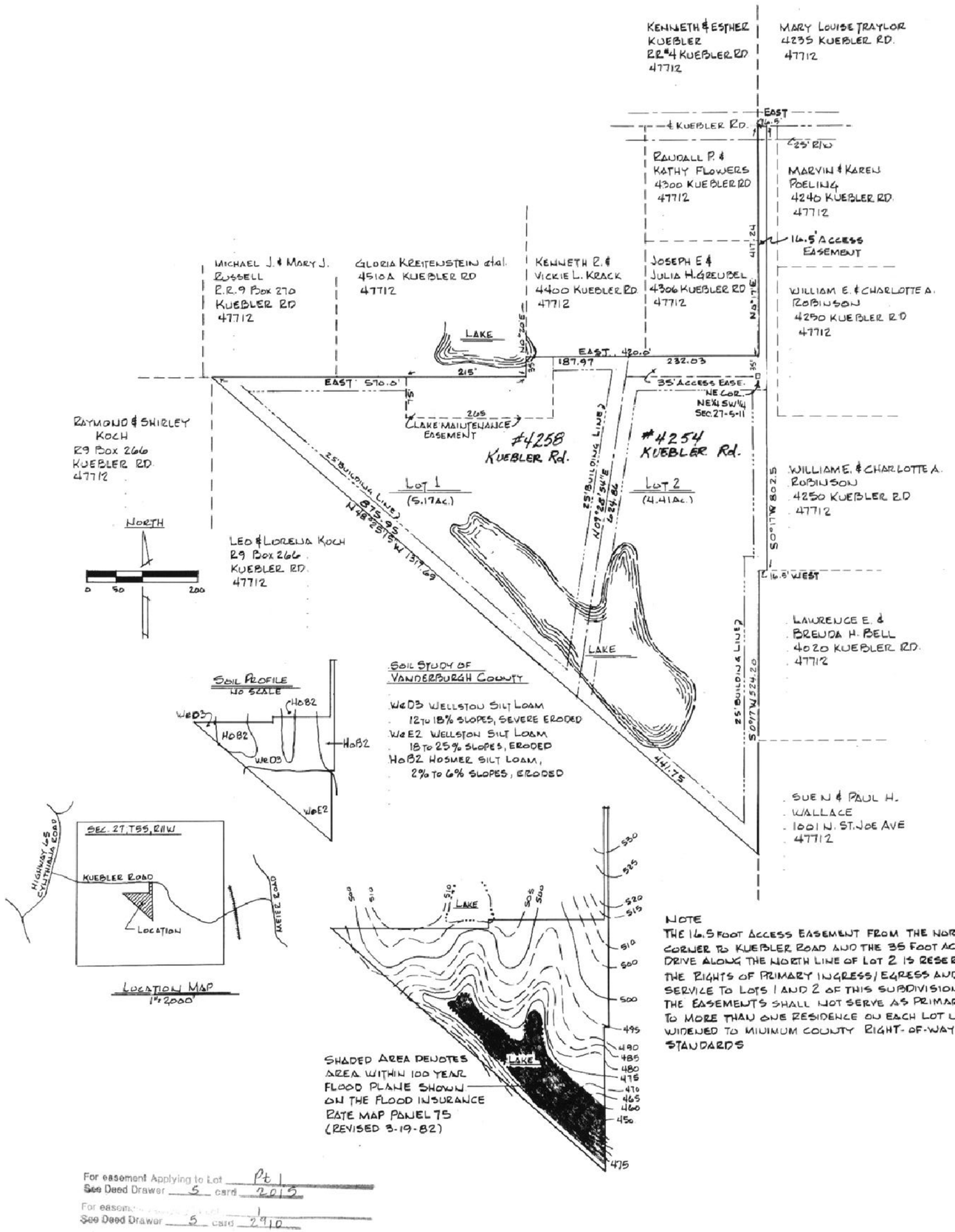


NOTE
THE 16.5 FOOT ACCESS EASEMENT FROM THE NORTH EAST CORNER TO KUEBLER ROAD AND THE 35 FOOT ACCESS DRIVE ALONG THE NORTH LINE OF LOT 2 IS RESERVED FOR THE RIGHTS OF PRIMARY INGRESS/EGRESS AND UTILITY SERVICE TO LOTS 1 AND 2 OF THIS SUBDIVISION ONLY. THE EASEMENTS SHALL NOT SERVE AS PRIMARY ACCESS TO MORE THAN ONE RESIDENCE ON EACH LOT UNLESS WIDENED TO MIUMUM COUNTY RIGHT-OF-WAY STANDARDS

For easement Applying to Lot Pt 1
See Deed Drawer 5 card 2015
For easement Applying to Lot 1
See Deed Drawer 5 card 2910

# HAZELWOOD PLACE

## 87-19870

LEGAL DESCRIPTION — A PART OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 11 WEST OF THE SECOND PRINCIPAL MERIDIAN IN GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS — BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, THENCE N 0°17'E A DISTANCE OF 452.24 FEET TO THE CENTER OF KUEBLER ROAD, THENCE EAST A DISTANCE OF 16.50 FEET THENCE S 0°17'W A DISTANCE OF 802.5 FEET, THENCE WEST A DISTANCE OF 16.50 FEET, THENCE S 0°17'W A DISTANCE OF 524.20 FEET, THENCE N 48°25'15" W A DISTANCE OF 1,317.69 FEET, THENCE EAST A DISTANCE OF 570.00 FEET, THENCE N 0°20'E A DISTANCE OF 35.0 FEET, THENCE EAST A DISTANCE OF 420.0 FEET, THENCE S 0°17'W A DISTANCE OF 35.0 FEET TO THE PLACE OF BEGINNING CONTAINING 9.94 ACRES MORE OR LESS

OWNERS CERTIFICATE — THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS HAZELWOOD PLACE. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SET BACK 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 STUCTURES.
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, SURFACE WATER DRAINAGE, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HERE IN 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

Gloria A. Kreitenstein

SURVEYOR CERTIFICATE I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT THE LOCATIONS NOTED
JULY 16, 1987

Steven E. Hahn
STEVEN E. HAHN, LS
IND. REG. NO. 50174

STEVEN E. HAHN — REGISTERED — No. 50174 — STATE OF INDIANA — LAND SURVEYOR

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 GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON
AUGUST 12, 1987

Jeffrey N. Cohen
PRESIDENT

AUGUST 12, 1987
PLAT RELEASE

EXECUTIVE DIRECTOR

EXECUTIVE DIRECTOR

NOTARY CERTIFICATE
STATE OF INDIANA ] SS:
COUNTY OF VANDERBURGH ]
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF Vanderburgh 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 A VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND SEAL THIS 12th DAY OF August, 1982 Susan J. Thrall
MY COMMISSION EXPIRES: 3-3-89 SUSAN J. THRALL
RESIDENT OF Vanderburgh

NOTES:
UTILITIES; GAS & ELECTRIC - S.I.G.E. Co.
WATER - GERMAN TOWNSHIP
ZOUING: AGRICULTURAL
EROSION CONTROL - SOILS WITH SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & 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. SOILS WITH SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 45 DATS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
OWNER AND DEVELOPER - GLORIA KREITENSTEIN 4510 A KUEBLER RD.
SURVEYOR AND ENGINEER - STEVEN E. HAHN 801 MELS DRIVE

RECEIVED FOR RECORD
2:41 P.M.
AUGUST 12, 1987
N
RECORDER

DULY ENTERED FOR TAXATION
AUG 12 1987 5569
AUDITOR

N-108