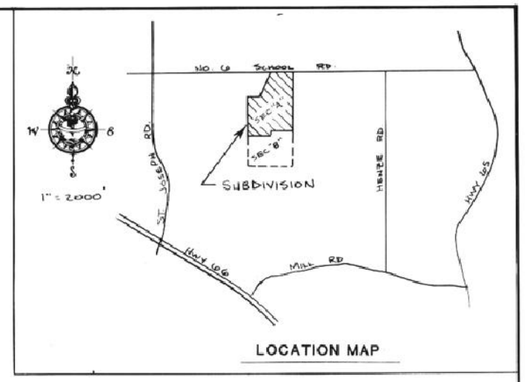
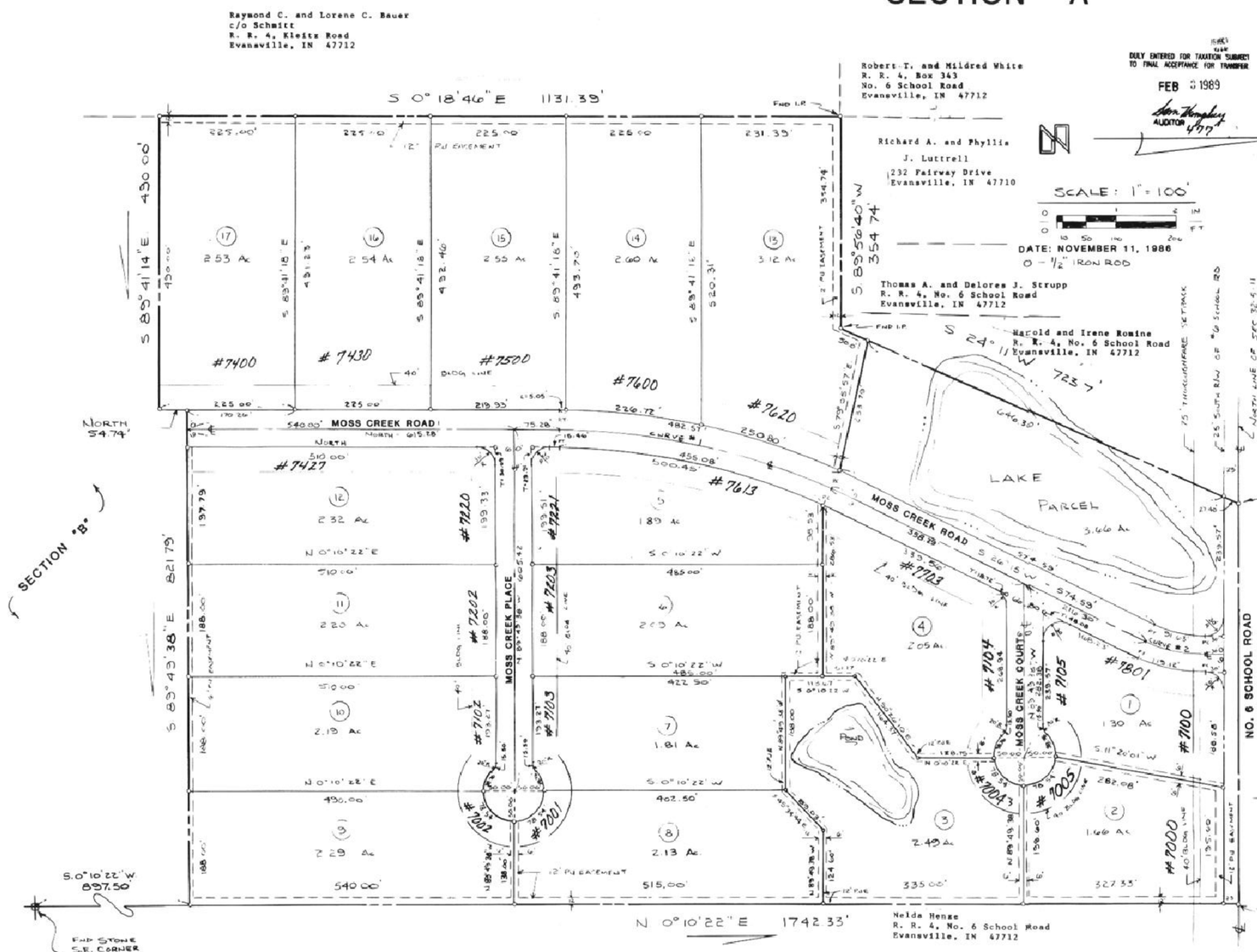
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RECEIVED FOR RECORD
at 10:47 AM
FEB. 3 1989
Plat Book N
Page 166
BOB STEELE, RECORDER
VANDERBURGH COUNTY

CORRECTED PLAT OF
MOSS CREEK SUBDIVISION
SECTION "A"

N-166

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 3 1989
Joan Humphrey
AUDITOR





℄ CURVE DATA		
	CURVE No. 1	CURVE No. 2
Δ	20°15'00"	20°15'00"
R	1023.30'	230.00'
L	468.82'	195.37'
T	236.60'	53.63'

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 North line of said Half Quarter Section

1st: West 672.0 feet to an iron pin; thence

2nd: South 24° 11' West 723.7 feet to an iron pin; thence parallel with said North line of said Half Quarter Section

3rd: South 89° 56' 40" West 354.74 feet to an iron pin in the West line of said Half Quarter Section; thence along said West line

4th: South 0° 18' 46" East 1131.39 feet to an iron pin; thence

5th: South 89° 41' 14" East 490.00 feet to an iron pin; thence

6th: North 54.74 feet to an iron pin; thence

7th: South 89° 49' 38" East 821.79 feet to an iron pin; thence

8th: North 0° 10' 22" East 1742.33 feet to the true point of beginning, containing 45.71 acres more or less.

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 title subject to the right of the public utilities.

SUBDIVISION OWNER OF LOTS 1 thru 17 — PHILIP J. KLINE — SUSAN R. KLINE

OWNER LOT 1 — KENT HARTMAN

OWNER LOT 2 — TERRY J. HUDLEY — MARY ANN HUDLEY

OWNER LOT 3 — RANDAL G. HALL — LAUREN L. HALL

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 6th day of February, 1989.

My Commission expires 7-11-92 — Notary Public

Printed Name

A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

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 15, 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

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 APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MARCH 7, 1984.

President — Executive Director

Plat Release FEB 2, 1989

Executive Director

Storm Drainage Structures
All culverts shall be designed to discharge the runoff from a 25-year storm. The sizes of the culverts are to be submitted to and approved by the County Surveyor prior to construction. Storm Drainage Approved by County Drainage Board on January 30, 1984.

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.

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___.

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 easement Applying to Lot 13 — See Deed Drawer 18 card 5178
For easement Applying to Lot 16 — See Deed Drawer ___ card 3224
For easement Applying to Lot 8 — See Deed Drawer 6 card 1160
For easement Applying to Lot 10 — See Deed Drawer 7 card 1756
For easement Applying to Lot #6 — See Deed Drawer 7 card 2308
For easement Applying to Lot #5 — See Deed Drawer 7 card 4581
For easement Applying to Lot 16 — See Deed Drawer 1 card 336