# FEHR LANE ESTATES

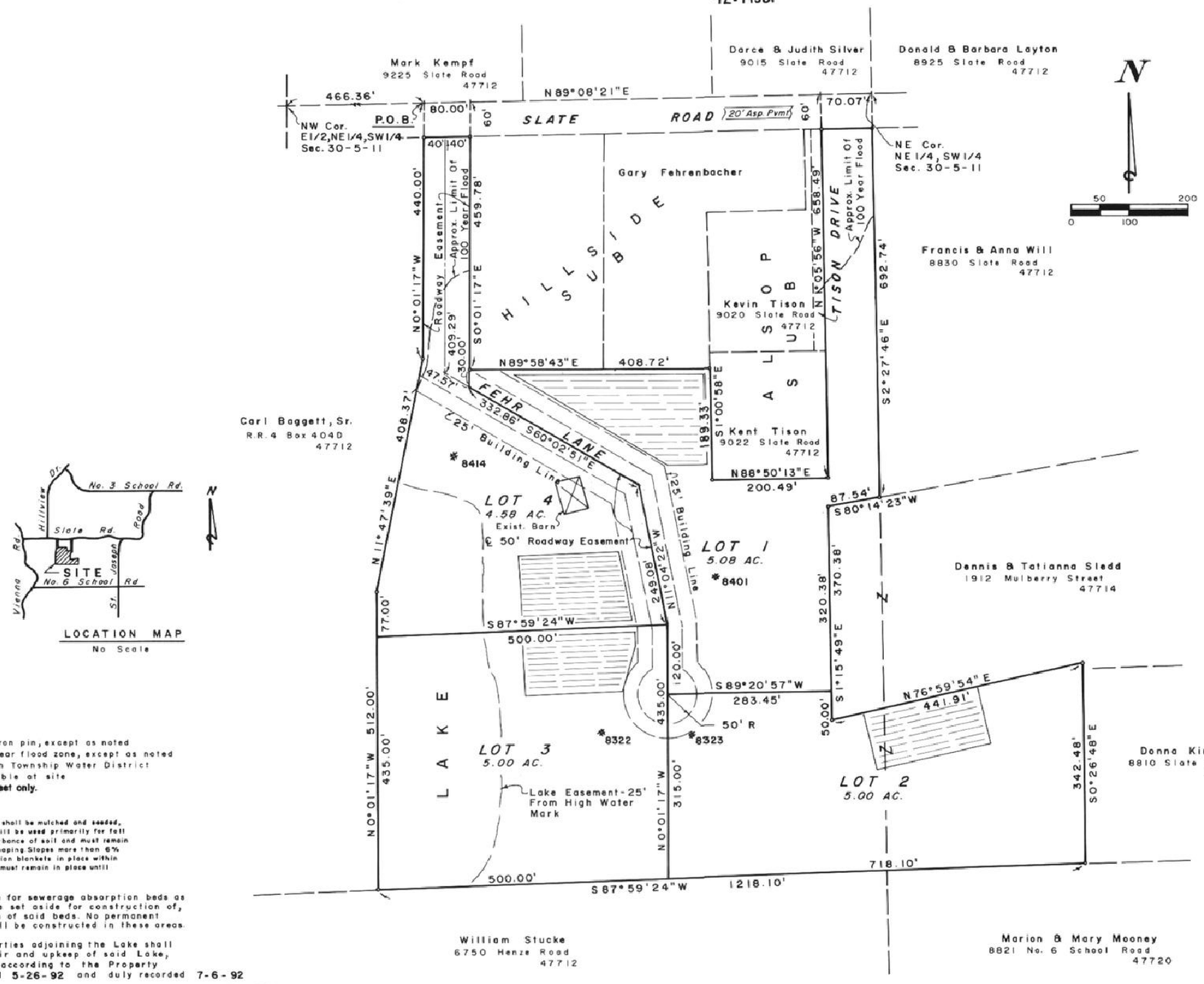
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 07 1992 3782

AUDITOR

0-77

RECEIVED FOR RECORD
at 3:52 PM
JULY 7, 1992
Plat Book O
Page 77
BOB STEELE, RECORDER
VANDERBURGH COUNTY
92-19581







LOCATION MAP
No Scale

All corners marked with iron pin, except as noted
Site is outside the 100 year flood zone, except as noted
Site is within the German Township Water District
Sanitary sewer not available at site
**Access limited to interior street only.**

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. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

Areas suitable for sewerage absorption beds as designated are set aside for construction of, and expansion of said beds. No permanent structure shall be constructed in these areas.

Owners of Lots and Properties adjoining the Lake shall agree to maintain repair and upkeep of said Lake, Dam, and appurtenances according to the Property Owners Agreement dated 5-26-92 and duly recorded 7-6-92 Instr. 92-19358

Received drainage approval 5-25-92
street plan approval 6-30-92

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the direction of the public utility, trees, overhanging branches, bushes, undebrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

For easement Applying to Lot #4
See Deed Drawer 7 card 4971

For easement Applying to Lot 3
See Deed Drawer 7 card 5933

For easement Applying to Lot 2
See Deed Drawer 10 card 545

Part of the Northeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter of Section 30, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at an iron pin on the North line, North 89 degrees 08 minutes 21 seconds East 466.36 feet from an iron pin marking the Northwest corner of the East Half of said Quarter-Quarter Section, thence North 89 degrees 08 minutes 21 seconds East along said North line 80.0 feet to the Northwest corner of the Hillside Subdivision as recorded in Plat Book N, Page 89 in the office of the Recorder of Vanderburgh County, thence South 0 degrees 01 minute 17 seconds East along the East line 459.78 feet, thence North 89 degrees 58 minutes 43 seconds East along the South line thereof a distance of 408.72 feet to an iron pin on the West line of Lot 2 of Alsop Subdivision as recorded in Plat Book L, Page 166 in the offfice of the Recorder of Vanderburgh County, thence South 1 degree 00 minutes 58 seconds East along the West line thereof 189.33 feet to the Southwest corner of said Lot 2, thence North 88 degrees 50 minutes 13 seconds East along the South line 200.49 feet to the Southeast corner thereof, thence North 1 degree 05 minutes 56 seconds West along the East line of said Alsop's Subdivision a distance of 658.49 feet to a point on the North line of said Quarter Quarter Section 30, thence North 89 degrees 08 minutes 21 seconds East along said North line a distance of 70.07 feet to the Northeast corner thereof, thence South 2 degrees 27 minutes 46 seconds East a distance of 692.74 feet, thence South 80 degrees 14 minutes 23 seconds West a distance of 87.54 feet, thence South 1 degree 15 minutes 49 seconds East a distance of 370.38 feet, thence North 76 degrees 59 minutes 54 seconds East a distance of 441.91 feet, thence South 0 degrees 26 minutes 48 seconds East a distance of 342.48 feet to a point on the South line of the Northwest Southeast Section 30, Township 5 South, Range 11 West, thence South 87 degrees 59 minutes 24 seconds West along the said South line and the South line of the Northeast Southwest Section 30 a distance of 1218.1 feet, thence North 0 degrees 01 minute 17 seconds West a distance of 512.0 feet, thence North 11 degrees 47 minutes 39 seconds East a distance of 406.37 feet, thence North 0 degrees 01 minute 17 seconds West a distance of 440.0 feet to the place of beginning, containing 19.66 acres more or less.

## OWNERS CERTIFICATE

I, the undersigned, owner of the real estate shown and described hereon do hereby as shown plat and subdivide said real estate and designate same as FEHR LANE ESTATES SUBDIVISION

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground of the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

Gary L. Fehrenbacher
Gary Fehrenbacher

9200 Slate Road
Evansville, IN 47712

STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said
who acknowledged the execution of the foregoing plat of the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes set forth

Witness my hand and Notarial Seal this 11th day of June 1992

Barbara A. Runyon
Notary Public

Seal

My commission expires March 13, 1996

## 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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 6-3-92, 1989.

Clifford H. Evans, Jr. — President
Barbara L. Cunningham — Executive Director

Secondary Approval JULY 7, 1992
Barbara L. Cunningham — Executive Director

## SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. All corners were marked as shown, either found in place or set as noted upon the survey drawing. This is a Class Survey with a theoretical uncertainty of feet as determined by Sub-Section 7d, Section 7 of Subject Code. The above described real estate is the 100 year flood zone according to Flood Map Panel of dated

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA

June 10 '92
Date

Billy T. Nicholson
Billy T. Nicholson IN No. 7964