P-29

BELLE COURT SUBDIVISION

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section (32), Township (4) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron marking the Northwest corner of said quarter quarter section; thence South 89 degrees 33 minutes East along the north line of said quarter quarter section seven hundred ninety and no hundredths (790.00) feet to a P.K. nail; thence South and parallel to the west line of said quarter quarter section two hundred thirty and no hundredths (230.00) feet to an iron at the initial point of beginning of the following described real estate; thence South 89 degrees 33 minutes East two hundred twenty and no hundredths (220.00) feet to an iron; thence South and parallel to the west line of said quarter quarter section four hundred thirty-one and sixty-seven hundredths (431.67) feet to an iron; thence North 89 degrees 40 minutes West six hundred thirty and no hundredths (630.00) feet to an iron; thence North and parallel to the west line of said quarter quarter section three hundred twenty-six and seventy-five hundredths (326.75) feet to an iron; thence South 89 degrees 33 minutes East four hundred ten and no hundredths (410.00) feet to an iron; thence North and parallel to the west line of said quarter quarter section one hundred six and twenty-five hundredths (106.25) feet to an iron at the point of beginning.

Containing 5.25 acres more or less.

Subject to all legal right of ways and or easements.

General Notes:

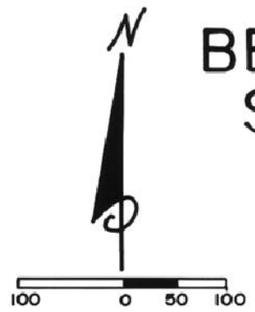
1) Owner: Mayta B. Offerman
R.R. #1 16663 Baehl Road
Haubstadt, IN. 47639

2) Utilities: Southern Indiana Gas and Electric service is available, German Twp. Water, private sewage systems shall be installed in accordance with IAC 6-8.1 and amendments thereto and chapter 51 of the Vanderburgh county code of ordinances.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & wheat will used primarily for fall planting within 45 day 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 erosions blankets in place withir 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM map 75 of 100 dated August 5, 1991 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Comm.

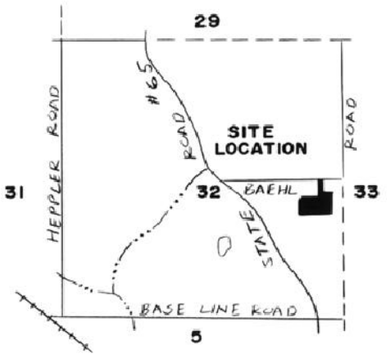


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 25 1995

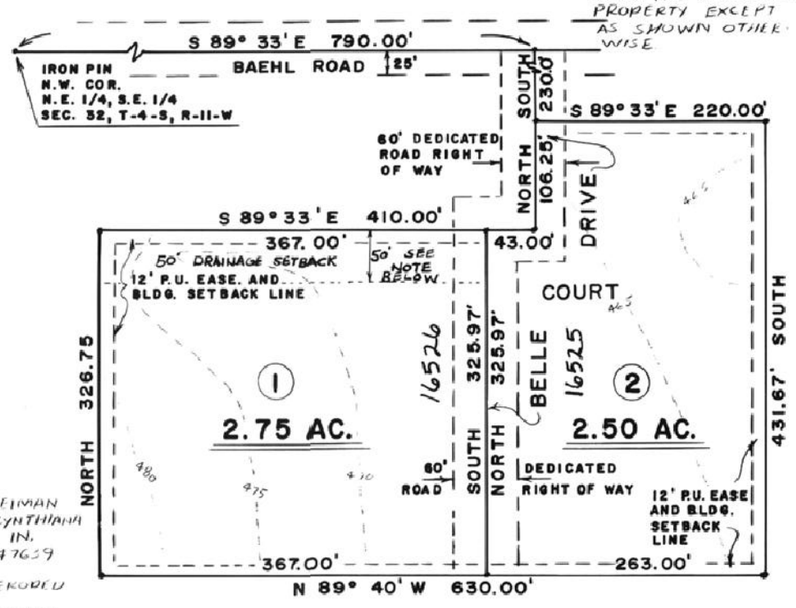
Suzanne M. Crouch
AUDITOR

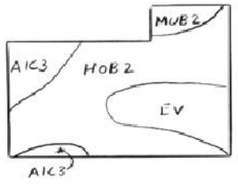
5271



LOCATION MAP
SCALE 1" = 2000'

MAYTA B OFFERMAN OWNS ALL ADJECENT PROPERTY EXCEPT AS SHOWN OTHER-WISE





SOIL MAP
SCALE 1" = 300'

HOB2 HOSMER SILT LOAM, 2% TO 6% SLOPES, ERODED
MUB2 MUREN SILT LOAM 2% TO 6% SLOPES, ERODED
AIC3 ALFORD SILT LOAM, 6% TO 12% SLOPES, SEVERELY ERODED
EV EVANSVILLE SILT LOAM

GERALD KLEIMAN
16639 BIG CYNTHIANA
HAUBSTADT, IN.
47639

GEORGE H. REHLENBACHER
7001 W. BASELINE ROAD
EVANSVILLE, IN 47712

50' DRAINAGE SETBACK NOTE

Dirt grade within this 50' x 337' strip may not be altered except to smoothrow crop surface to prepare fpr lawn seeding. Original contours must be preserved to direct surface water drainage eastward as it now flows and in no case shall any storm water be directed onto the north property.

SURVEYORS CERTIFICATE

I, Fred J. Kuester certify that I am a registered Professional Land Surveyor of the State of Indiana. That this plat correctly represents a survey by me on May 11, 1995 that all monuments show thereon actually exist and comply with the provisions of the subdivision control ordinance.

Fred J. Kuester, L.S.
Ind. Registration #S0137

FRED J. KUESTER No. S0137 LAND SURVEYOR

COUNTY COMMISSIONERS APPROVAL (ROAD)

Road construction plans conform to current Vanderburgh County standards. Belle Court Drive shall be privately maintained until the county accepts the road for county maintenance.

Date Approved 7-31-95

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 discretion of the public utility, trees, overhanging branches, bushes, underbrush 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; provi' ' 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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

OWNERS 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 real estate in accordance with the within plat.
All streets shown and not heretofore dedicated, are hereby dedicated to the public, front building setback lines ate 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 structured. Strips of ground of the width as shown on this plat and marked "easement" are here by 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 easements herein reserved no structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take titles subject to the rights of the public utilities.

Witness ours hands and seals this 12th day of Sept. 1995

Mayta B. Offerman
Mayta B. Offerman

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh

Before me, the undersigned notary public, in and for the county and state, personally appeared the said owners and subdividers and each separately and severally acknowledged the execution of the foregoing instrument as his or her voluntary act and deed, for the purposed therein expressed.

Witness my hand and notarial seal this 12th date Sept. 1995

Beverly M. Behme
Notary public

Seal

My commission expires Sept. 23 1996

DRAINAGE BOARD APPROVAL

Drainage plans have been approved by the Vanderburgh Co. Drainage Board. JULY 24, 1995 DATE APPROVED

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

Under the authority provided by chapter 138, acts of 1957, enacted by the general assembly of the State of Indiana and all acts amendatory thereto and after proper public notice of the hearing was published this plat was given approval by a majority of the members of the Vanderburgh County Area Plan Commission at a meeting held 7-5-, 1995

Vanderburgh Area Plan Commission

Presiding Officer 9-22-95 Date:

Executive Director Date:

Attest:

CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY

I, the Executive director of the Vanderburgh Area Plan Commission, hereby certify to the Vanderburgh County Recorder that the above plat complies with the provisions of Subdivision ordinance 151.25.

Executive Director 9-22-95 Date:

RECEIVED FOR RECORD
3:06 P.M.
SEPT 25 95
BOOK P
PAGE 29
RECORDER VANDERBURGH COUNTY
0197

For easement Applying to Lot 2
See Deed Drawer 4 card 1026