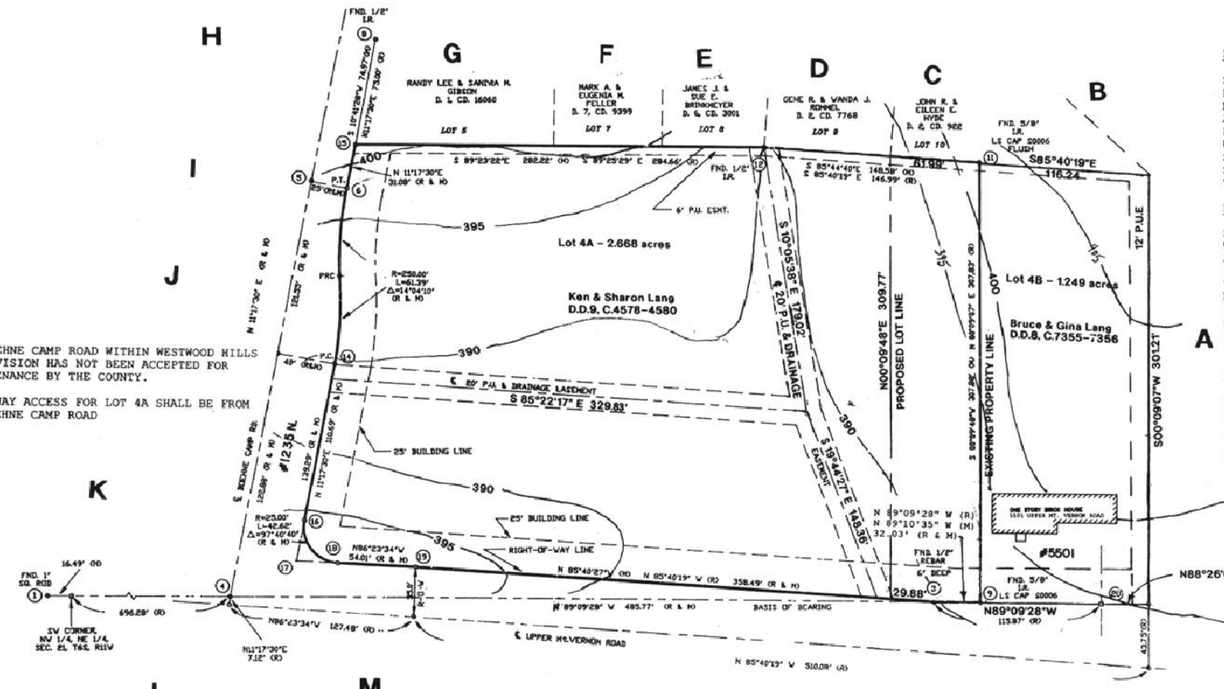
P-43

96-00623

RECEIVED FOR RECORD
at 8:44 AM
JAN 9, 1996
Plat Book P
Page 43
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL D002

REPLAT OF LOT 4 IN THE REPLAT OF WESTWOOD HILLS SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 09 1996
AUDITOR
143



NOTE: N. BOEHNE CAMP ROAD WITHIN WESTWOOD HILLS SUBDIVISION HAS NOT BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

NOTE: DRIVEWAY ACCESS FOR LOT 4A SHALL BE FROM N. BOEHNE CAMP ROAD

LEGEND :
R = RECORDED
M = MEASURED
I.R. = IRON ROD
I.P. = IRON PIPE
FND. = FOUND
⊙ = SET FLUSH 3/8" IRON ROD LS CAP (20006)
P.T. = POINT OF TANGENT
P.C. = POINT OF CURVATURE
H = Adjacent Property Owners
(11) = Survey Point Number

PUBLIC UTILITY EASEMENTS

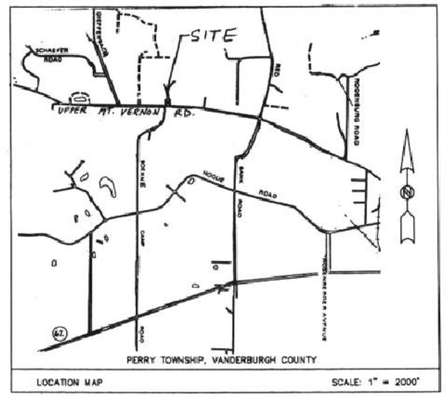
STRIPS OF GROUND, OF THE WIDTHS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" , ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND, WITH THE RIGHT TO TRIM OR REMOVE, AT THE 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.

DRAINAGE EASEMENTS

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE HEREBY 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 A MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASMENTS 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

COMBINED EASEMENTS

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE HEREBY DEDICATED FOR USE BY PUBLIC UTILITIES AND AS SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE. ALL RIGHTS, RESPONSIBILITIES AND RESTRICTIONS OF BOTH THE LOT OWNER AND THE PUBLIC UTILITIES AS SPECIFIED IN THE INDIVIDUAL EASEMENTS SHALL APPLY TO THE COMBINED EASEMENTS; PROVIDED, HOWEVER, THAT ANY SURFACE FACILITIES CONSTRUCTED, INSTALLED AND/OR PLACED BY THE PUBLIC UTILITIES ARE NOT LOCATED IN SUCH A MANNER AS TO OBSTRUCT OR IMPEDE THE FLOW OF SURFACE WATER WITHIN THE DRAINAGE EASEMENT.



LOCATION MAP SCALE: 1" = 2000'

PROPERTY DESCRIPTION:

Lot 4 in the replat of Westwood Hills Subdivision as recorded in Plat Book L, page 12 in the office of the Recorder of Vanderburgh County, Indiana.

GENERAL NOTES:

1. Owner/Developer: Ken and Sharon Lang; 5019 Shady Court; Evansville, IN 47712; (812)422-9002; and
Bruce and Gina Lang; 5501 Upper Mt. Vernon Road; Evansville, IN 47712

2. Utilities: City of Evansville water and sewer services are available. Southern Indiana Gas and Electric service are also available.

3. Erosion Control: Slopes 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 of 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.

4. Flood Plain Data: The property is located in Zone C (Explanation: Areas of minimal flooding) according to FIRM panel 180256-0100B for Vanderburgh County, Indiana, dated March 19, 1982.

5. Soil Data: HoB2; Hosmer Silt Loam, 2 to 6 percent slopes, eroded.

6. Zoned: Residential

7. Adjacent Property Owners:
(A) Raymond P. and Susan K. Ko; 5403 Upper Mt. Vernon Road; Evansville, IN 47712
(B) Dal M. and Donna E. Herring; 1373 Crescent Court; Evansville, IN 47720
(C) John R. and Eileen E. Hyde; 1361 Crescent Court; Evansville, IN 47720
(D) Gene R. and Wanda J. Rommel; 1349 Crescent Court; Evansville, IN 47720
(E) James J. and Sue E. Brinkmeyer; 1341 Crescent Court; Evansville, IN 47720
(F) Mark A. and Eugenia M. Feller; 1339 Crescent Court; Evansville, IN 47720
(G) Randy L. and Sandra M. Gibson; 1301 N. Boehne Camp Road; Evansville, IN 47720
(H) Rusty K. and Lori A. Yeager; 1151 Westwood Hills Drive; Evansville, IN 47720
(I) Linda L. Willoughby; 1150 Westwood Hills Drive; Evansville, IN 47720
(J) Kevin L. and Colleen M. Mason; 1270 N. Boehne Camp Road; Evansville, IN 47720
(K) Brian K. Kreiger and Kimberly Denning; 1230 N. Boehne Camp Road; Evansville, IN 47720
(L) Arendell Enterprises Land Trust; Dorothy A. Arendell, Trustee; 815 N. Boehne Camp Road; Evansville, IN 47712
(M) Joseph A. and Nancy L. Bichler; 5620 Upper Mt. Vernon Road; Evansville, IN 47712
(N) Robert E. Schneider Jr.; 5600 Upper Mt. Vernon Road; Evansville, IN 47712
(O) Orville and Mary K. Taylor; 5420 Upper Mt. Vernon Road; Evansville, IN 47712

OWNERS CERTIFICATE

KEN & SHARON LANG AND BRUCE & GINA LANG, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, TO BE DESIGNATED AS THE REPLAT OF LOT 4 OF THE REPLAT OF WESTWOOD HILLS SUBDIVISION.

Ken Lang — KEN LANG
Sharon Lang — SHARON LANG
Bruce Lang — BRUCE LANG
Gina Lang — GINA LANG

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 VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THIS 29 DAY OF DECEMBER, 1995

MY COMMISSION EXPIRES 4-15-96 Judith Woodall NOTARY PUBLIC

JUDITH WOODALL PRINTED NAME

A RESIDENT OF WARRICK 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; AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

SEAL Ralph A. Easley Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

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

AREA PLAN COMMISSION 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 02-03, 1996

Ralph H. Evans, Jr.
PRESIDENT

PLAT RELEASE
Barbara L. Cummins 02-08-96
EXECUTIVE DIRECTOR

OFFICIAL SEAL

REPLAT OF LOT 4
IN THE REPLAT OF
WESTWOOD HILLS SUBDIVISION

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: D.L.H.	DATE: 11/20/95	SHEET NO.: 1 OF 1
CHECKED BY: R.A.E.	PROJECT NO: S-5455	
SCALE: HORIZONTAL: 1" = 50'	REVISIONS	