Private Covenant plat
FOR AFFIDAVIT APPLYING TO THIS ~~LEASE~~
SEE MISC. DRAWER 7 CARD 660
02-26066 DATE 07-11-02
ATTEST: BETTY KNIGHT-SMITH, RVC
BY _____ DRVC

WOLF CREEK ESTATES

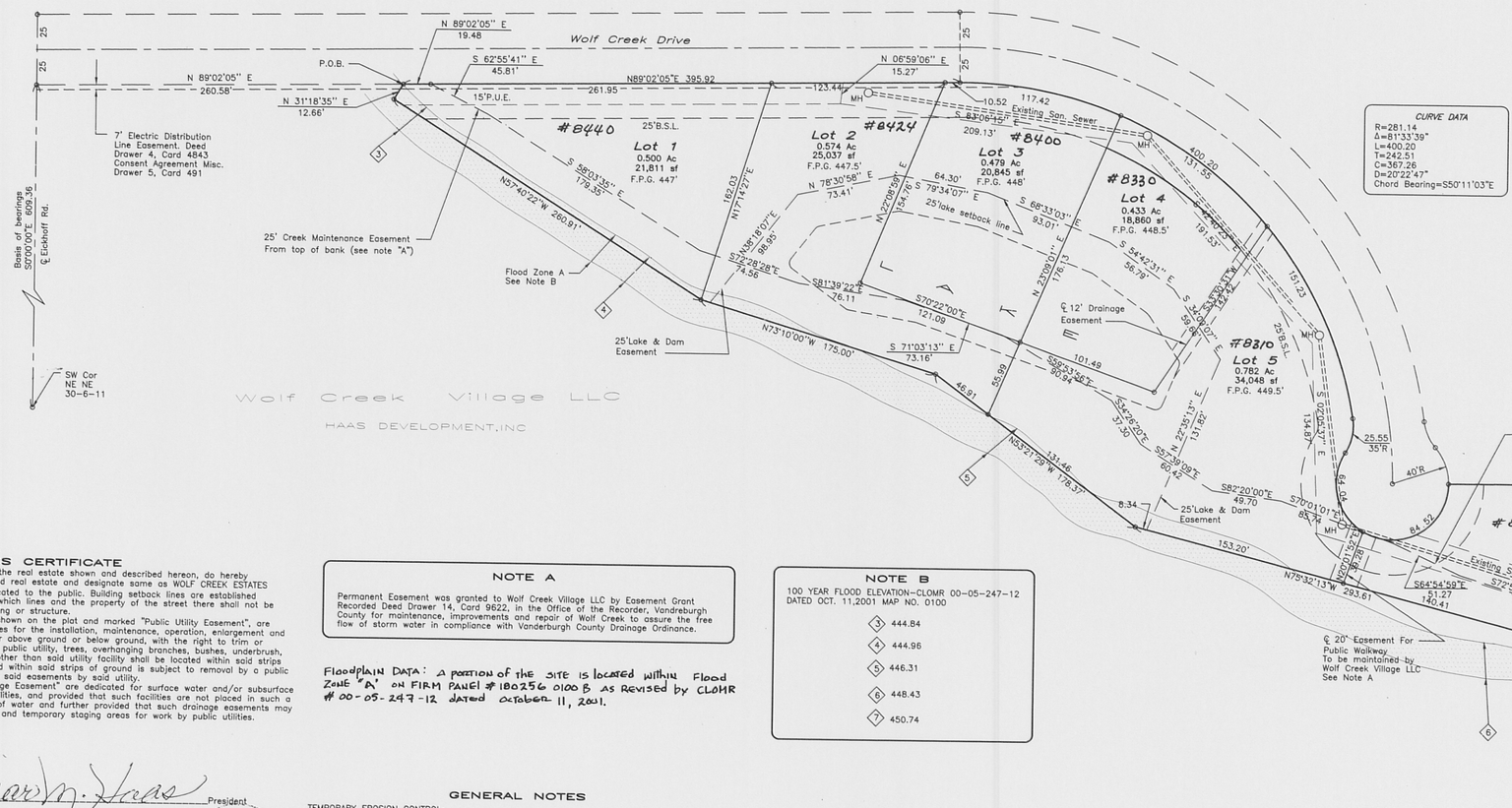
A Replat Of Part Of Lot 2, Bateman Minor Sub

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 11 2002
AUDITOR
#4757

RECEIVED FOR RECORD
DATE 7-11-02 3:30 PM
PLAT BOOK R-9
PAGE
INSTR # 2002R00026064
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Billy T Nicholson 1830 Suite A West Franklin Street ~ Evansville Indiana 47712 ~ (812) 424-2936

N
50 0 50 100 150
Scale 1" = 50'



CURVE DATA
R=281.14
Δ=81°33'39"
L=400.20
T=242.51
C=367.26
D=20°22'47"
Chord Bearing=S50°11'03"E

Wolf Creek Village LLC
HAAS DEVELOPMENT, INC

LEGAL DESCRIPTION

A subdivision of part of Lot 2 in Bateman Minor Subdivision as recorded in Plat Book P-93 being a part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 6 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at a point on the South right of way of Wolf Creek Drive as platted in said Bateman Minor Subdivision, which point is located by commencing at the Southwest corner of the Northeast Quarter of the Northeast Quarter of said Section 30, thence North 0 degrees 00 minutes East along the West line a distance of 609.36 feet to the intersection of said South line of Wolf Creek Drive, thence North 89 degrees 02 minutes 05 seconds East along said South line a distance of 260.58 feet to the aforesaid place of beginning, thence continue North 89 degrees 02 minutes 05 seconds East along said South line a distance of 395.92 feet to the point of a curve to the right having a radius of 281.14 feet, thence Southeasterly along said curve a distance of 400.20 feet (chord 367.26, bearing South 50 degrees 11 minutes 03 seconds East) to the end of said curve, thence Southwesterly along a curve to the right having a radius of 35.0 feet for a distance of 25.55 feet (chord 24.99 feet bearing South 11 degrees 30 minutes 38 seconds West) to the end of said curve, thence along a curve to the left having a radius of 40.0 feet for a distance of 148.56 feet (chord 76.75 feet bearing South 73 degrees 58 minutes 09 seconds East), thence North 89 degrees 38 minutes 14 seconds East along the North line of said Lot 2 a distance of 305.83 feet to the East line thereof, thence South 0 degrees 08 minutes 27 seconds West along said East line 60.00 feet, thence South 48 degrees 33 minutes 10 seconds West a distance of 129.66 feet to Wolf Creek, thence along said creek as follows: (1) North 75 degrees 43 minutes 07 seconds West a distance of 151.07 feet, (2) North 75 degrees 32 minutes 13 seconds West a distance of 293.61 feet, (3) North 53 degrees 21 minutes 29 seconds West a distance of 178.37 feet, (4) North 73 degrees 10 minutes 00 seconds West a distance of 175.00 feet, thence North 57 degrees 40 minutes 22 seconds West a distance of 260.91 feet, thence North 31 degrees 18 minutes 35 seconds East a distance of 12.66 feet to the place of beginning, containing 3.637 acres more or less.

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as WOLF CREEK ESTATES Wolf Creek Drive previously 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 "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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in use of said easements by said utility.
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface 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 easements may be used for ingress and egress and temporary staging areas for work by public utilities.

HAAS DEVELOPMENT, INC.
7366 Castle Hills Drive
Newburgh, IN 47630

Oscar M. Haas Oscar M. Haas President

NOTARY CERTIFICATE
STATE OF INDIANA } SS
COUNTY OF VANDERBURGH

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed.
Witness my hand and seal this 22 day of June, 2002
My commission expires 2/13/05 Notary Public Barbara A Runyon
Resident of Vanderburgh County Printed Barbara A Runyon

NOTARY PUBLIC SEAL

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by 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 on Jan 2, 2002.
Plat Relase July 11, 2002
President Mark Foster
Executive Director Bradley Ewick

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

NOTE A

Permanent Easement was granted to Wolf Creek Village LLC by Easement Grant Recorded Deed Drawer 14, Card 9622, in the Office of the Recorder, Vandreburgh County for maintenance, improvements and repair of Wolf Creek to assure the free flow of storm water in compliance with Vanderburgh County Drainage Ordinance.

Floodplain Data: A portion of the site is located within Flood Zone "A" on FIRM Panel # 180256 0100 B as revised by CLOMR # 00-05-247-12 dated October 11, 2001.

NOTE B

100 YEAR FLOOD ELEVATION-CLOMR 00-05-247-12 DATED OCT. 11,2001 MAP NO. 0100

3 444.84
4 444.96
5 446.31
6 448.43
7 450.74

GENERAL NOTES

TEMPORARY EROSION CONTROL:
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 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 soil disturbance and must remain in place until final grading and seeding.

UTILITIES:
All utilities available at site

PROPERTY CORNER MARKERS:
All lot corners marked with a 5/8" rebar\surveyor cap except as noted.

LEGEND & MISC. NOTES
B.S.L. Building Setback Line
P.U.E. Public Utility Easement
F.P.G. Flood Protection Grade
All lots shall access interior streets only.

Drainage Plans were approved on 12/27/2001

Wolf Creek Drive improvements were accepted for maintenance by the Vanderburgh County Commissioners Sept. 27, 1997

DRAINAGE IMPROVEMENTS — PLAN — A

The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating at all times as designed and as constructed: and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Maintaining that part of the storm water drainage system which lies on his or hers property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office; and in compliance with the County Drainage Ordinance.
5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements which lies on his or hers property.
6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires prior written approval of the County Drainage Board.
7. Lot owners shall share equally in the cost of maintenance of the lake, dam and appurtenances thereto.

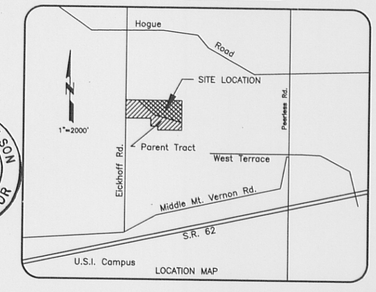
SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted 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. This is a class "A" survey with a theoretical uncertainty of 0.10 feet as determined by subsection 7d Section 7 of subject code.

Billy T. Nicholson IN No.7964
Date 6-27-02

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

R-9



Plot date: 06/06/02
File name: E:\WOLFVILL