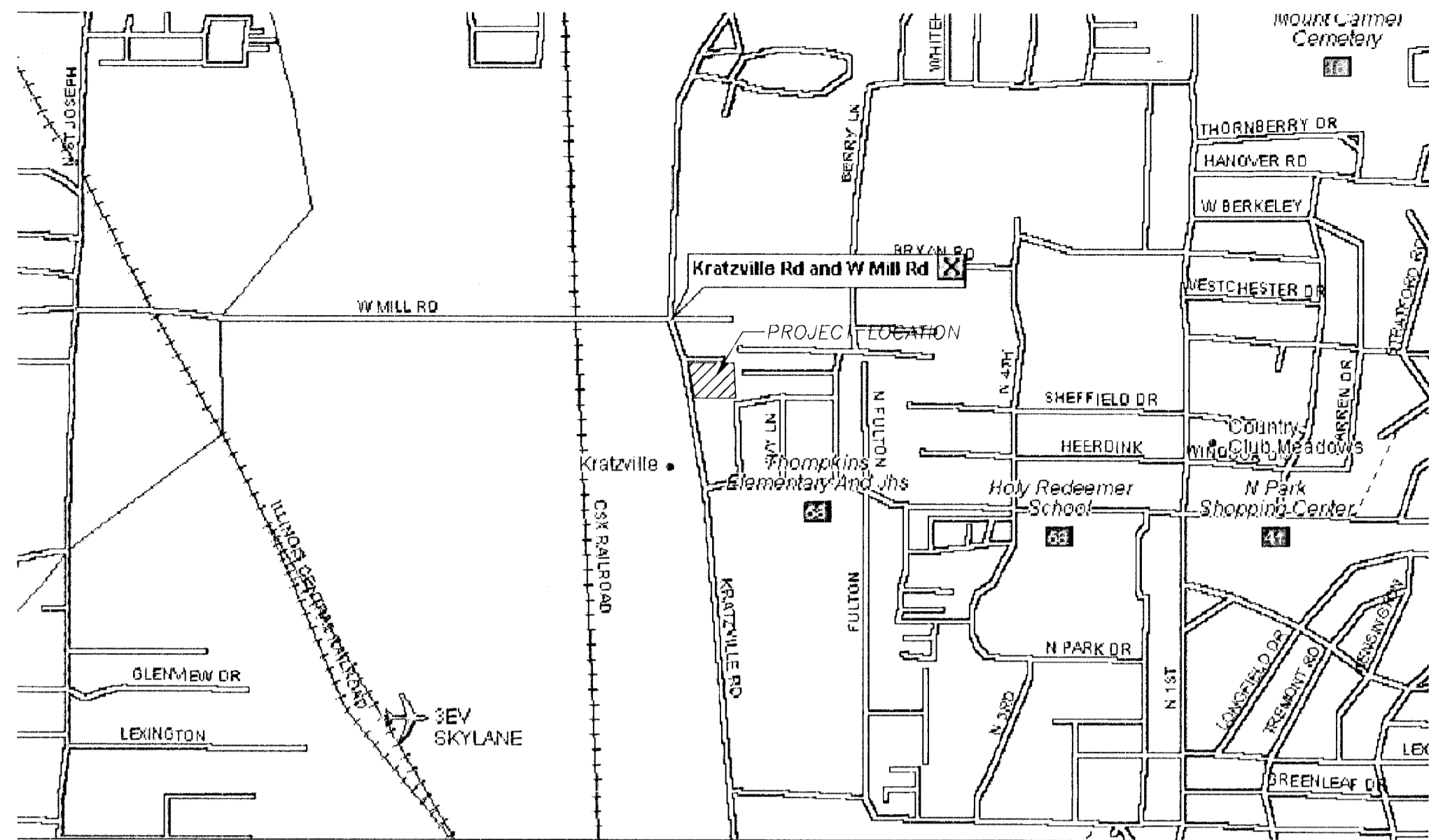


# SECONDARY PLAT OF BAGGETT ACRES



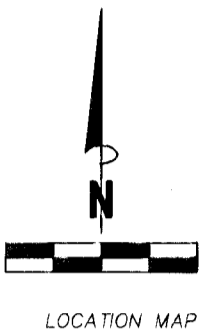
DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2001

*Suzanne A. Crouch*  
AUDITOR

#1792

RECORDED FOR RECORD  
AT 2:23 P.M.  
PLAT Q-126  
PAGE 126  
RETTYSMITH-BOSSER  
VANDERBURGH COUNTY  
MARCH 27, 2001  
2001R0009434



- ① Tax#12-210-34-249-009 Timothy A & Doris M Starks 1349 Woodbine Lane Evansville, IN 47710
- ② Tax#12-210-34-249-010 Jeffrey L & Denise A Stanley 1360 Woodbine Lane Evansville, IN 47710
- ③ Tax#12-210-34-239-014 Ronald R & Wanda L Jones 4904 Ridge Knoll Dr Evansville, IN 47710
- ④ Tax#12-010-34-071-012 Ols E & Leann M Leach 4907 Kratzville Rd Evansville, IN 47710
- ⑤ Tax#12-010-34-071-008 John B & Tracy E Mosby 4915 Kratzville Rd Evansville, IN 47710
- ⑥ Tax#12-010-34-071-007 Robert H & Wilma L Veeck 5001 Kratzville Rd Evansville, IN 47710
- ⑦ Tax#12-010-34-072-017 Gary M & Nancy M Myers 4910 Kratzville Rd Evansville, IN 47710
- ⑧ Tax#12-010-34-072-016 Rickie W & Pamela Meyer 4916 Kratzville Rd Evansville, IN 47710
- ⑨ Tax#12-010-34-072-015 Michael A Hitch 4922 Kratzville Rd Evansville, IN 47710
- ⑩ Tax#12-010-34-072-014 Herman E & Ruth A Gentry 5000 Kratzville Rd Evansville, IN 47710

**THE GENERAL NOTES:**

1. OWNER/DEVELOPER TRACY BAGGETT, 925 S. BOSSE AVE, EVANSVILLE, IN 47712; (812)422-4110 JOHN R & TRACY E MOSBY, 4915 KRATZVILLE ROAD, EVANSVILLE, IN 47710; (812) 491-9782 ARE ALSO AVAILABLE.
2. UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.
3. FLOOD PLAN DATA: THE PROPERTY IS LOCATED IN ZONE C (EXPLANATION: AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY PANEL 1802570001 B FOR CITY OF EVANSVILLE, INDIANA VANDERBURGH COUNTY DATED OCTOBER 15, 1981).
4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 45 DAYS OF DISTURBANCE OF SOIL, WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE, STRAW BALES, AND/OR EROSION BLANKETS IN PLACE WITHIN FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.
5. ZONED: R-1
6. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-0-W.

**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.

*Ralph A. Easley, Jr.*  
RALPH A. EASLEY, JR.  
INDIANA REG. NO. 50006

**OWNERS CERTIFICATE:**

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS BAGGETT ACRES

*Tracy Baggett*  
OWNER: TRACY BAGGETT, 925 S. BOSSE AVE, EVANSVILLE, IN 47712

*John Mosby*  
JOHN R MOSBY, 4915 KRATZVILLE RD, EVANSVILLE, IN 47710

*Tracy E. Mosby*  
TRACY E MOSBY, 4915 KRATZVILLE RD, EVANSVILLE, IN 47710

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 EASEMENT 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. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

**NOTARY CERTIFICATE:**

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:  
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 27th DAY OF March, 2001  
MY COMMISSION EXPIRES: 11/22/2004  
*Patricia E. Keith*  
RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

**APC 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 ON 3-9-2001.

PLAT RELEASE MARCH 27, 2001

PRESIDENT *Mark ...*  
EXECUTIVE DIRECTOR *Barbara K. Cunningham*

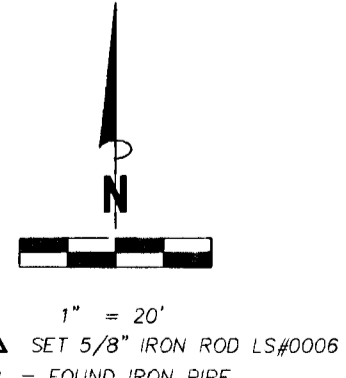
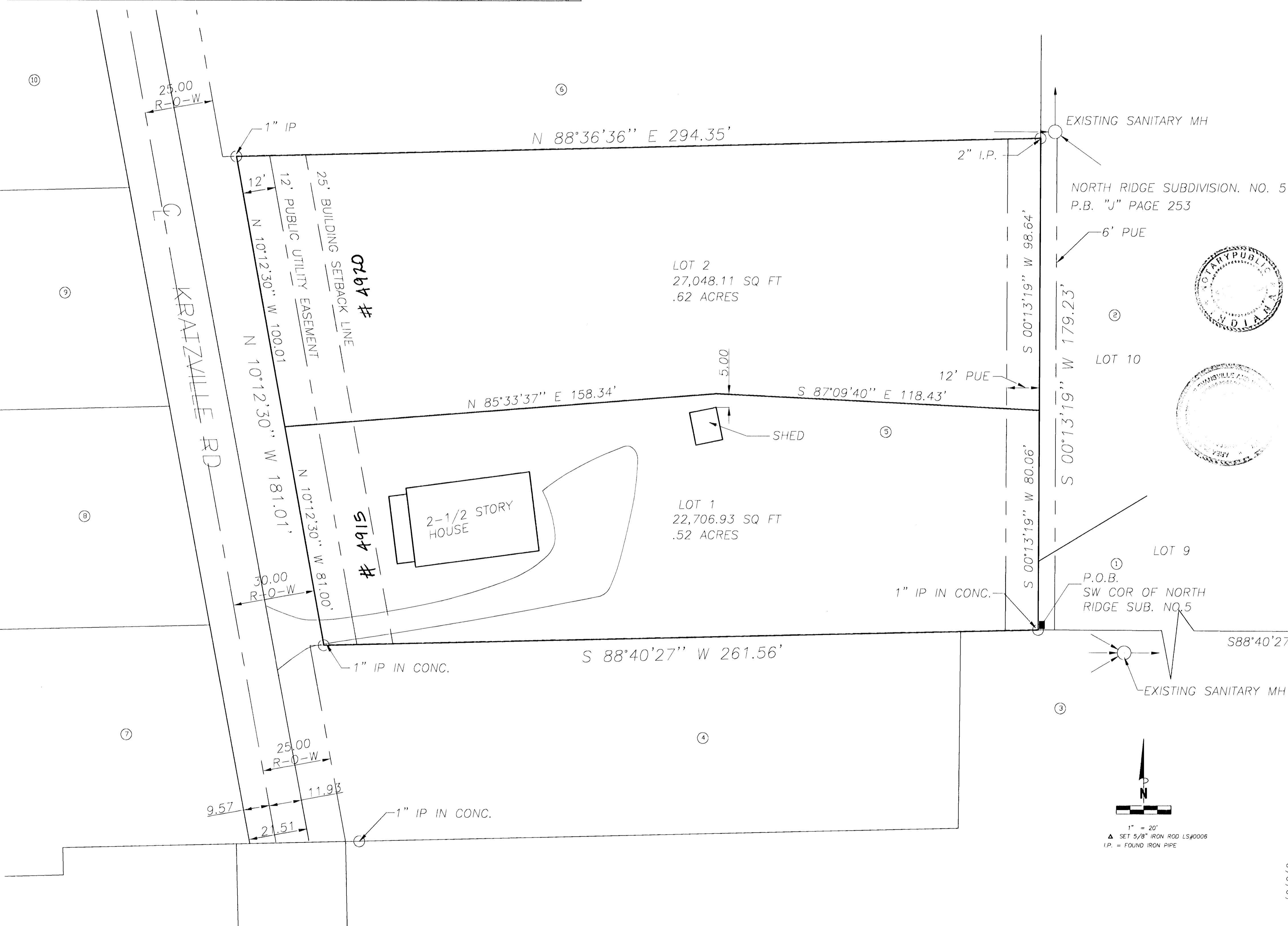
**LAND DESCRIPTION**

Part of the South Half of the Southeast Quarter of the Southeast Quarter of Section 1, Township 6 South, Range 11 West, in Center Township, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the East line of said Half, Quarter, Quarter Section, lying 864.62 North of the Southeast corner; thence South 88°40'27" West 956.76 feet to a 1" iron pipe at the Southwest corner of North Ridge Subdivision No. 5 as per plat recorded in Plat Book "J", p. 253 in the office of the recorder of Vanderburgh County and the true point of beginning; thence

- 1st: South 88°40'27" West 261.56 feet to a 1" iron pipe in the West right-of-way line of Kratzville Road; thence along said right-of-way line
- 2nd: North 10°12'30" West 181.01 feet; thence
- 3rd: North 88°36'36" East 294.35 feet to a 2" iron pipe in the West line of said North Ridge Subdivision No. 5; thence along said West line
- 4th: South 00°13'19" West 179.23 feet to the true point of beginning, containing 1.44 acres more or less.

Q-126



SE COR S 1/2  
SE 1/4, SE 1/4  
SEC. 1, T6S, R11W

SECONDARY PLAT OF  
**BAGGETT ACRES**  
 4915 KRATZVILLE RD  
 EVANSVILLE, INDIANA

DATE: 3-24-00	PROJECT NO.: 6799	SCALE: AS NOTED
REVISIONS:		
1		

A.E.2 ANDY EASLEY ENGINEERING  
 CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING  
 1135 WEST MILL ROAD EVANSVILLE, INDIANA 47710