

# ENT ACRES II

87-26152

**OWNERS' CERTIFICATE**

The undersigned Owners of the real estate shown and described hereon does here by plat and subdivide said real estate as shown and designate the same as ENT Acres II. The 50 foot easement referred to as Spring Creek Drive is to be reserved for the rights of primary ingress and egress and utility service to the lots within this subdivision as well as any future lots beyond this point. All perimeter easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

*John A. Bizal*  
John A. Bizal, 1/2 Owner

*Stephen C. Ferguson*  
Stephen C. Ferguson, 1/2 Owner

John Bizal (1/2 Int.)  
Stephen Ferguson (1/2 Int.)  
RR #9 Schenk Road-Box 39  
Evansville, Indiana 47712

**NOTARY CERTIFICATE**

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of October, 1987.

My Commission Expires: 2-10-89

*Terry A. Campbell*  
Notary Public  
*Terry A. Campbell*  
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.



**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at meeting held on OCTOBER 7, 1987.

*Robert H. Bann, Jr.*  
President  
Plat Release Date NOVEMBER 5, 1987

*Barbara R. Lunn*  
Director  
*Barbara R. Lunn*  
Director

**BOUNDARY DESCRIPTION**

Part of the South Half of the Northwest Quarter of Section 30, Township 5 South, Range 10 West, and part of the South Half of the Northeast Quarter of Section 25, Township 5 South, Range 11 West, more particularly described as follows:

Beginning at a 1/2 inch rebar found at the Southeast Corner Southeast Quarter Northeast Quarter of Section 25, Township 5 South, Range 11 West, said point also being North 00 degrees 27 minutes 15 seconds east 89.00 feet from the southwest corner of the Southwest Quarter of the Northwest Quarter of Section 30, Township 5 South, Range 10 West; thence north 89 degrees 26 minutes 13 seconds west along the south line of the South Half of the Northwest Quarter of Section 25, 331.55 feet to a point south 89 degrees 26 minutes 13 seconds east 976.01 feet from the southwest corner of the Southeast Quarter of the Northwest Quarter of Section 25; thence north 00 degrees 27 minutes 15 seconds east, parallel with the east line of said half quarter section, 225.20 feet; thence north 68 degrees 51 minutes 37 seconds east 106.92 feet; thence north 00 degrees 27 minutes 15 seconds east 382.18 feet; thence north 89 degrees 48 minutes 23 seconds east 232.15 feet to a point on the east line of said half quarter section; thence south 00 degrees 27 minutes 15 seconds west along the east line of said half quarter section 144.78 feet; thence south 88 degrees 34 minutes 42 seconds east 85.01 feet to the northwest corner of ENT Acres; thence south 00 degrees 27 minutes 15 seconds west along the west line of ENT Acres 611.46 feet to the southwest corner of ENT Acres, said point also being north 00 degrees 27 minutes 15 seconds east 88.00 feet from the south line of the South Half of the Northwest Quarter of Section 30, Township 5 South, Range 10 West; thence west, parallel with the south line of said half quarter section, 85.00 feet to the point of beginning, containing 5.00 acres.

Also, an easement for ingress and egress through ENT Acres from Darmstadt Road to the east boundary of ENT Acres II, said easement being the 50 foot wide strip titled Spring Creek Drive on the plat of ENT Acres as per plat thereof recorded in Plat Book #, page 6 in the office of the Recorder of Vanderburgh County, Indiana.

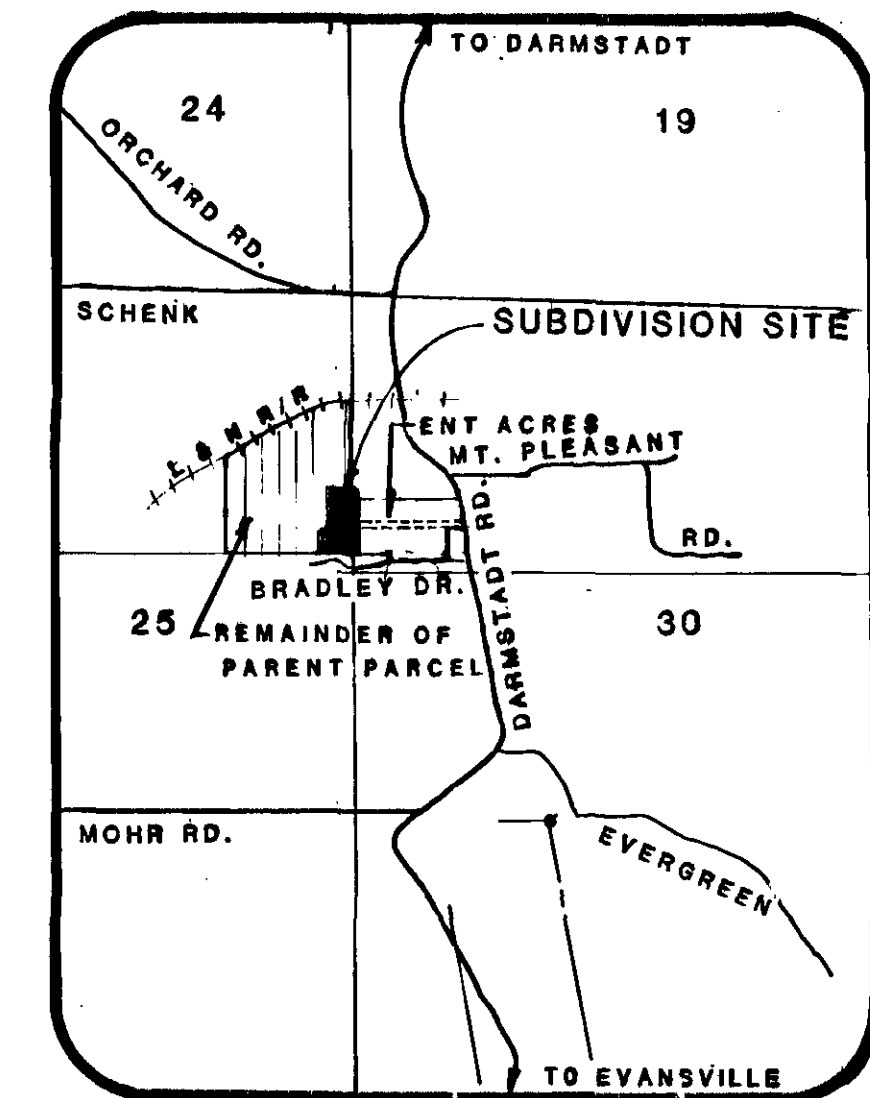
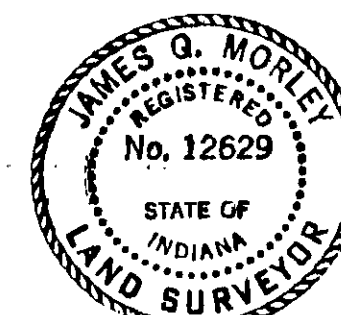
Also, hereby reserving an easement for ingress and egress and utility service as shown on this plat.

**SURVEYOR'S CERTIFICATE**

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana, and that this plat correctly represents a true and accurate survey completed by me on October 7, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

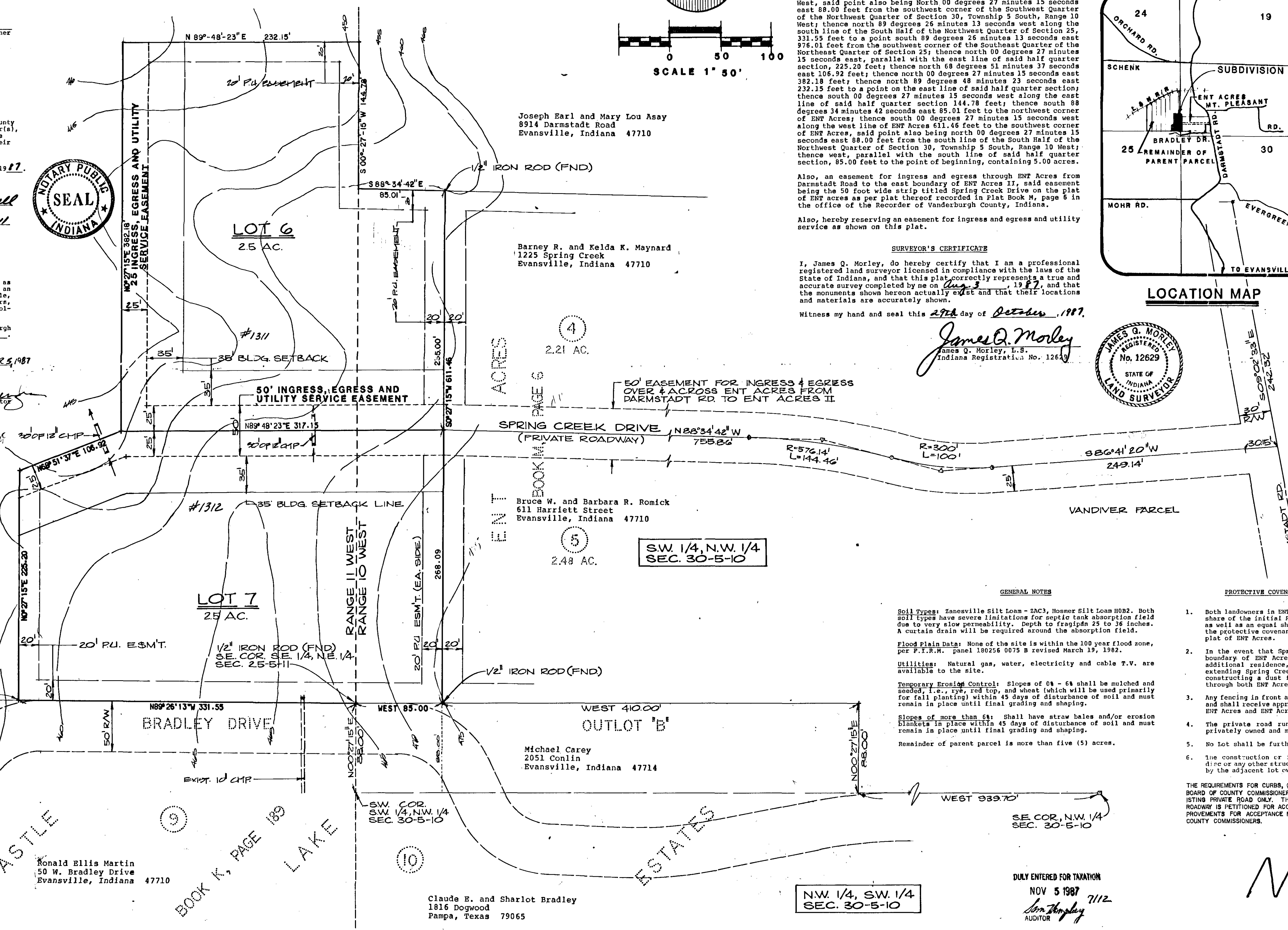
Witness my hand and seal this 27th day of October, 1987.

*James Q. Morley*  
James Q. Morley, L.S.  
Indiana Registration No. 12629



**LOCATION MAP**

SCALE: 1"=2000'



S.E. 1/4, N.E. 1/4  
SEC. 25-5-11

John Bizal (1/2 Int.)  
Stephen Ferguson (1/2 Int.)  
RR #9 Schenk Road-Box 39  
Evansville, Indiana 47712

Helen R. Pitterline  
3329 Cave  
Evansville, Indiana 47712

N.E. 1/4, S.E. 1/4  
SEC. 25-5-11

Ronald Ellis Martin  
50 W. Bradley Drive  
Evansville, Indiana 47710

Claude E. and Sharlot Bradley  
1816 Dogwood  
Pampa, Texas 79065

S.W. 1/4, N.W. 1/4  
SEC. 30-5-10

N.W. 1/4, S.W. 1/4  
SEC. 30-5-10

DULY ENTERED FOR TAXATION  
NOV 5 1987  
*Don Thompson*  
AUDITOR

RECEIVED FOR RECORD  
at 9:58 A.M.  
NOVEMBER 5, 1987  
Plat Book N  
Page 119  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

**PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS**

- Both landowners in ENT Acres II are responsible for a prorated share of the initial Road Construction cost through ENT Acres as well as an equal share of the maintenance costs as noted in the protective covenants and private restrictions shown on the plat of ENT Acres.
- In the event that Spring Creek Drive is extended beyond the boundary of ENT Acres II for access to more than one (1) additional residence, the party or parties responsible for extending Spring Creek Drive shall also be responsible for constructing a dust free road surface on Spring Creek Drive through both ENT Acres and ENT Acres II.
- Any fencing in front and side yards shall be decorative fencing and shall receive approval from the adjacent lot owners in both ENT Acres and ENT Acres II.
- The private road running through the subdivision shall be privately owned and maintained by the lot owners.
- No lot shall be further subdivided.
- The construction or installation of outbuildings, satellite drive or any other structure other than a house shall be approved by the adjacent lot owners in both ENT Acres and ENT Acres II.

THE REQUIREMENTS FOR CURBS, GUTTERS AND SIDEWALKS WERE WAVED BY THE BOARD OF COUNTY COMMISSIONERS, 11-2-87, FOR THE EXTENSION OF THE EXISTING PRIVATE ROAD ONLY. THIS WAIVER DOES NOT APPLY IF SAID PRIVATE ROADWAY IS PETITIONED FOR ACCEPTANCE AS A PUBLIC ROAD. ANY FUTURE IMPROVEMENTS FOR ACCEPTANCE MUST BE SUBMITTED AND APPROVED BY THE COUNTY COMMISSIONERS.

N-119