

# ENT ACRES

## SECONDARY PLAT

83-11512

**BOUNDARY DESCRIPTION**

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

Beginning at a 1/2 inch diameter iron rod on the south line of said Half Quarter Section, said point being 939.70 feet west of the southeast corner of said Half Quarter Section; thence continue west along said south line 589.79 feet to a 1/2 inch diameter iron rod; thence parallel to the west line of said Half Quarter Section north 00 degrees 27 minutes 15 seconds east 88.00 feet to a 1/2 inch diameter iron rod; thence west and parallel to the south line of said Half Quarter Section 410.00 feet to a 1/2 inch diameter iron rod; thence parallel to the west line of said Half Quarter Section north 00 degrees 27 minutes 15 seconds east 503.09 feet to a 1/2 inch diameter iron rod; thence south 88 degrees 34 minutes 42 seconds east 1236.30 feet to a punched railroad spike on the centerline of Darmstadt Road (formerly known as Owensville Road); thence along the centerline of said road south 09 degrees 02 minutes 33 seconds east 267.45 feet to a punched railroad spike at the northeast corner of the parcel conveyed to Vivian N. and Beatrice Vandiver, husband and wife, by warranty deed dated June 28, 1963 and recorded July 2, 1963 in Deed Record 454, page 374 in the office of the Recorder of Vanderburgh County, Indiana; thence south 86 degrees 41 minutes 20 seconds west 281.80 feet to a 1/2 inch iron rod at the northwest corner of said Vandiver parcel; thence along the west line of said Vandiver parcel and along the west line of the parcel conveyed to Michael P. and Vicki Schultz, husband and wife, by warranty deed dated July 15, 1975 and recorded July 17, 1975 in Deed Record 617, page 368, south 00 degrees 18 minutes 40 seconds west 280.00 feet to the southwest corner of said parcel conveyed to Michael P. and Vicki Schultz and being the point of beginning, containing 14.08 acres.

Subject to the right-of-way for Darmstadt Road, being a strip 30 feet in width off the most easterly side of the above described parcel.

Subject to an easement for ingress and egress, said easement being a strip 50 feet in width whose centerline is described as follows:

Commencing at the northeast corner of the above described parcel, said corner being on the centerline of Darmstadt Road; thence along the centerline of said road south 09 degrees 02 minutes 33 seconds east 242.32 feet; thence south 86 degrees 41 minutes 20 seconds west 30.15 feet to a point on the west right-of-way line of Darmstadt Road, said point being 25 feet north of the north line of the aforementioned parcel conveyed to Vivian N. and Beatrice Vandiver; thence running parallel to said north line south 86 degrees 41 minutes 20 seconds west 249.14 feet to the beginning of a reverse circular curve, the first of which has a radius of 300 feet and the second a radius of 576.14 feet; thence westerly along the arc of the first curve to the right for 100.00 feet to the point of reverse curvature; thence continue westerly along the arc of the second curve to the left 144.46 feet to the point of tangency of said curve; thence north 88 degrees 34 minutes 42 seconds west parallel to the north line of the above described parcel 755.86 feet to the west line of said parcel.

Subject to all other easements and rights-of-way of record affecting the above described real estate.

RECEIVED FOR RECORD  
 of 11:07 A.M.  
 JUN 15 1983  
 Recorded by M.B.M. Recorded by  
 Page 6  
 ESTELLA M. MOSS, RECORDER  
 VANDERBURGH COUNTY

**SURVEYOR'S CERTIFICATE**

I, James O. 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 May 11, 1983, and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

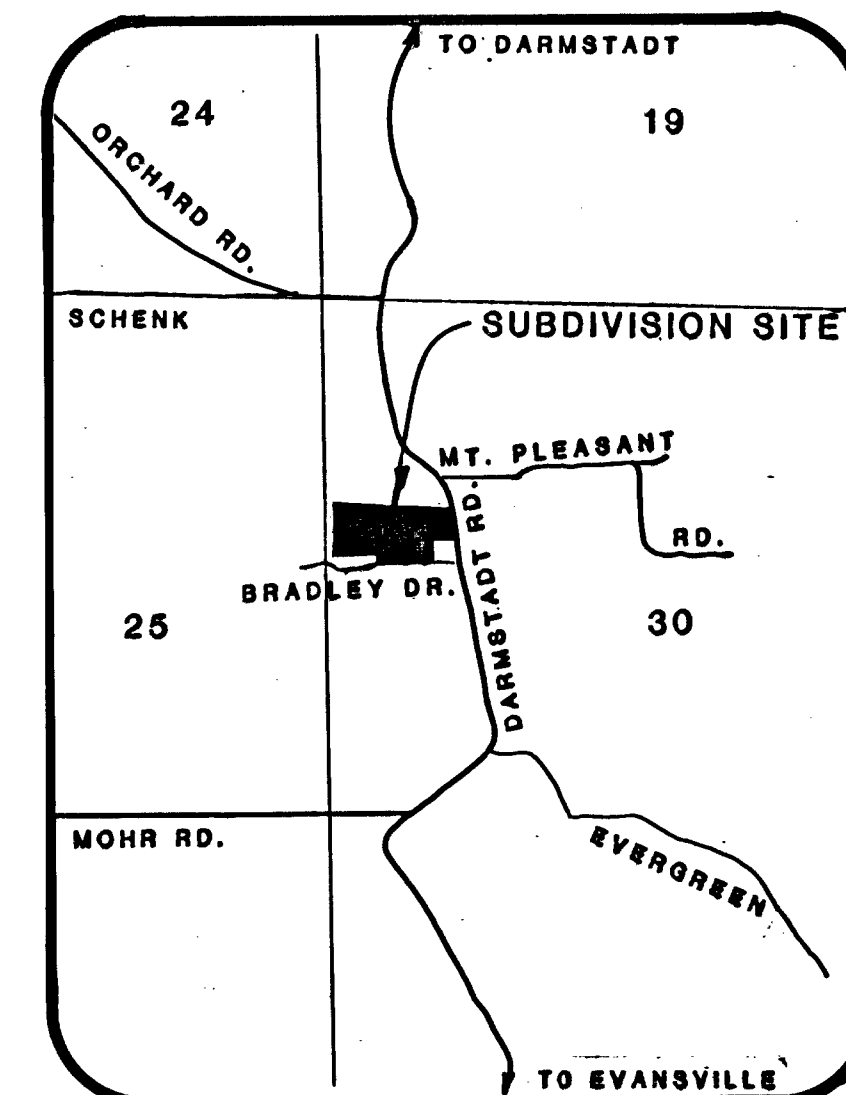
Witness my hand and seal this 11th day of May, 1983.



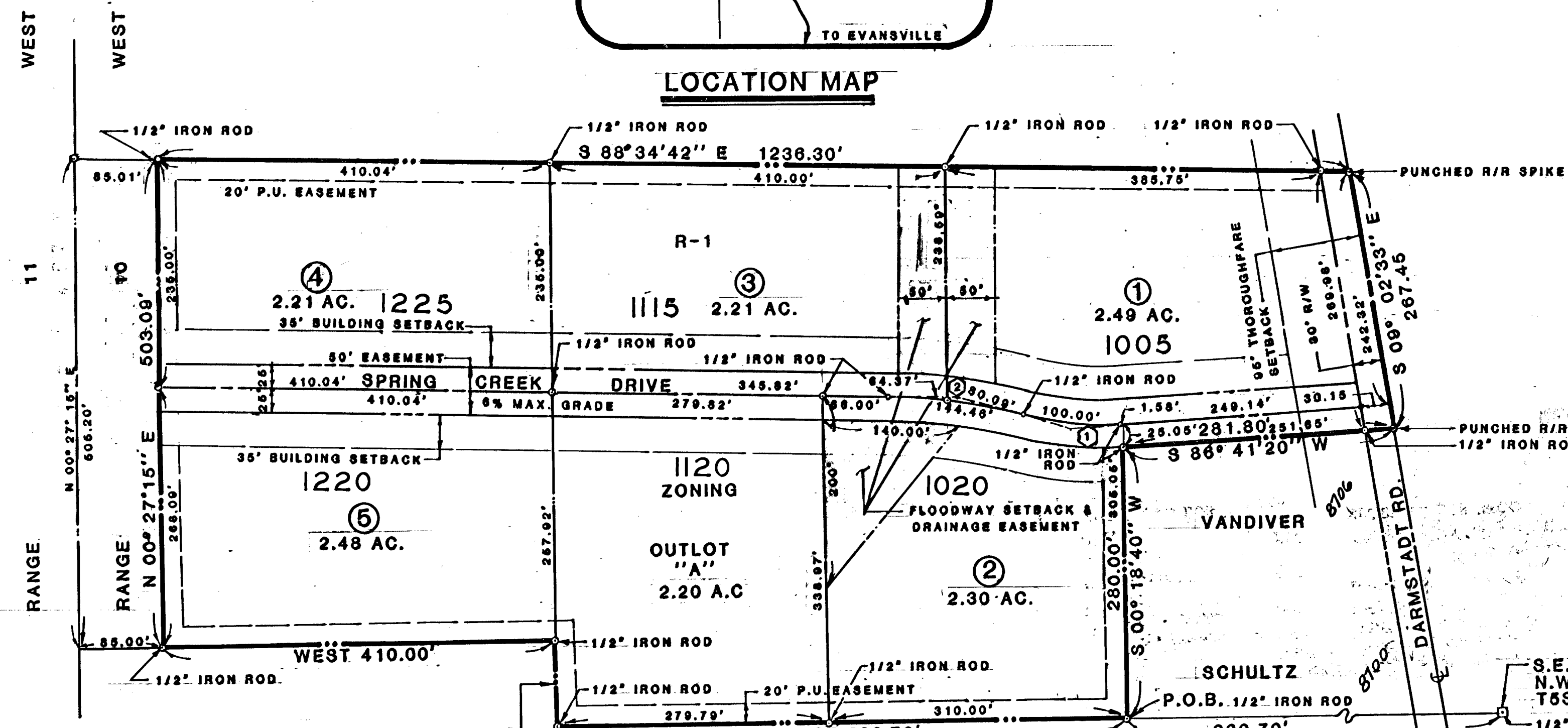
James O. Morley  
 James O. Morley, L.S.  
 Indiana Registration No. 12629

DULY ENTERED FOR TAXATION  
 JUN 15 1983  
 Alice M. Burt  
 4438

M-6



LOCATION MAP



CASTLE LAKE ESTATES

**PROTECTIVE COVENANTS AND PRIVATE RESTRICTIONS**

- All landowners in Ent Acres will become members of a homeowners association. Membership and voting rights will be restricted to individual landowners only and shall be limited to one vote per lot.
- Each landowner in Ent Acres will share equally in the initial cost of constructing the private road (Spring Creek Drive) through the subdivision and will share equally in the cost of routine maintenance of that road.
- Any improvements or projects involving any common ground (including Outlot A) shall be approved in advance by a four-fifths (4/5) majority vote of the existing landowners with one vote per lot.
- In the event that Spring Creek Drive is utilized as access for adjacent land development, any and all additional users of Spring Creek Drive shall be responsible for a prorated share of initial road construction costs as well as an equal share of maintenance costs.
- Landowners in Ent Acres shall not be responsible for any costs for extending or maintaining Spring Creek Drive beyond the boundaries of Ent Acres.
- In the event that Spring Creek Drive is extended beyond the existing boundary of Ent Acres for access to more than three additional residences, 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 Ent Acres.
- Any fencing in front and side yards shall be decorative fencing and shall receive approval of a three-fifths (3/5) majority vote of the homeowner's association.
- Following any construction project in which Spring Creek Drive is utilized for access to the project, the party responsible for the construction project shall agree to restore Spring Creek Drive to the condition existing prior to the start of the construction project.
- The private road running through the subdivision shall be privately owned and maintained by individual lot owners (by contract agreement).
- The common lot designated as Outlot "A" shall be privately owned and maintained equally by individual lot owners (contract agreement).
- No lot shall be further subdivided.
- The construction or installation of outbuildings, satellite discs or any structure other than a house, shall be approved by the homeowner's association. The location of these structures shall not be detrimental to the existing landscape appearance. Both type and location of structure must receive approval by a three-fifths (3/5) majority vote of the homeowner's association with one vote per lot.

**CURVE NO. 1 DATA**

D	= 19° 08' 55"
Δ	= 19° 08' 55"
R	= 300.00'
L	= 100.00'
T	= 60.47'
L.O.	= 99.84'

**CURVE NO. 2 DATA**

D	= 09° 58' 41"
Δ	= 14° 21' 57"
R	= 676.14'
L	= 144.46'
T	= 72.61'
L.O.	= 144.08'

**OWNERS' CERTIFICATE**

We, the undersigned Owners of the real estate shown and described hereon, do hereby plat the same and designate it as Ent Acres. The fifty foot (50') wide easement for the construction of a roadway to be known as "Spring Creek Drive" and the installation, maintenance, and repair of utilities is hereby granted. The strips of land marked "P. U. Easement" are reserved for the installation, maintenance and repair of the public utilities. Building setback lines, floodway setbacks and drainage easements are hereby established as shown. There shall be no buildings or structures erected or maintained within the roadway easement, building setbacks, or floodway setbacks and drainage easements. No buildings or structures are to be erected or maintained within the P. U. Easements, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

John A. Biral John A. Biral, Owner  
Stephen C. Ferguson Stephen C. Ferguson, Owner

**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 Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 11th day of May, 1983.

My Commission Expires: 2-2-85

Jerry A. Campbell  
 Notary Public

Notary Resides in Vanderburgh County.



**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 a meeting held on June 1, 1983.

Paul E. Hight President  
Barbara L. Cunningham Director

Plat Release Date June 15, 1983