

RECEIVED FOR RECORD  
 at 3:08 P.M.  
 JULY 11 1995  
 Plat Book P  
 Page 8  
 BETTY J. HERMAN, RECORDER  
 VANDERBURGH COUNTY  
 0128

35-15018

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER.

P-8

JUL 11 1995

Signature: M. Connel  
 AUDITOR 3569

NE CORNER  
 SW 1/4  
 SECTION 19-5-10  
 (SET 5/8" REBAR)

# TIMBERLAND SUBDIVISION

DESCRIPTION

Part of the Southwest Quarter of Section 19, Township 5 South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a point on the East line of said quarter section South 00 degrees 05 minutes 16 seconds East 387.8 feet from the Northeast corner of said quarter section, said point being the point of beginning; thence continue South 00 degrees 05 minutes 16 seconds East 777.12 feet along the East line of said quarter section; thence North 88 degrees 30 minutes 29 seconds West 1215.10 feet to a point in the center of Darmstadt Road; thence along the center of said Road North 16 degrees 15 minutes 28 seconds West 114.57 feet; thence continue along the center of said Road North 14 degrees 25 minutes 12 seconds West 100.0 feet; thence continue along the center of said Road North 06 degrees 58 minutes 21 seconds West 100.0 feet; thence continue along the center of said Road North 03 degrees 13 minutes 54 seconds East 100.0 feet; thence continue along the center of said Road North 09 degrees 54 minutes 28 seconds East 100.0 feet; thence continue along the center of said Road North 13 degrees 17 minutes 17 seconds East 334.71 feet; thence South 89 degrees 11 minutes 10 seconds East 146.64 feet; thence South 55 degrees 51 minutes 01 seconds East 250.0 feet; thence North 00 degrees 05 minutes 16 seconds West 300.0 feet; thence South 09 degrees 11 minutes 10 seconds East 702.84 feet to the point of beginning and containing 19.14 acres.

The above described real estate is subject to all legal rights-of-way and easements of record.

The above described real estate is also subject to a Private 50 foot right-of-way and public utility easement across the above described real estate to be used for ingress and egress and public utilities to the above described real estate and herein shown on said plat.

NOTES: These Notes Are Required By The Area Plan Commission

- UTILITIES: According to S.I.G. & E. Co., gas and electric power are available to the site; telephone and city water are available; a certified septic system will be installed. Sewerage is not available to this site.
- FLOOD: ALTHOUGH A SMALL AREA OF LAND 314 FEET IN THE 100 YEAR FLOOD ZONE (THIS CREAKHANGER AREA ON PLAN), THE FLOOD ZONE OF THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM 17012-100, DATED MARCH 11, 1982, FOR VANDERBURGH COUNTY, INDIANA.
- All corners set have been monumented by a 5/8 inch rebar with plastic cap stamped, "Morley and Associates, I.D. No. 0023", unless noted otherwise.
- ZONING: The subject real estate as well as adjoining properties are zoned AG.
- OWNER & DEVELOPER: Kenneth & Ida O. Rueger, 10200 Darmstadt Road, Evansville, Indiana 47710, (812) 867-2305.
- Engineer and Surveyor: Morley and Associates, Inc., 605 S.E. Martin Luther King, Jr. Blvd., Evansville, IN 47713, (812) 464-9585.
- EASEMENTS:
  - Strip of Ground 10' Width Shown On This Plan and Named "PUBLIC UTILITY EASEMENT" ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE OR BELOW GROUND, WITH THE RIGHT TO TRAVEL OR REMOVE, AT THE DISCRETION OF THE PUBLIC UTILITY, TREES, OBSTACLES, BUILDINGS, UNDERGROUND AND OTHER OBSTRUCTIONS, THE STRUCTURES, OTHER THAN SUCH FACILITIES, SHALL BE LOCATED WITHIN SAID STRIP OF LAND AND ANY TRUE LOCATIONS WITHIN SAID STRIP OF LAND IS SUBJECT TO REMOVAL BY A UTILITY WITHOUT LIABILITY, IN THE USE OF SAID EASEMENTS BY SAID UTILITY.
- Only Lot 1 may be subdivided.
- Subject to Restrictive Covenants of Record
- AN ENGINEER DESIGNED SEPTIC SYSTEM WILL BE UTILIZED FOR ALL LOTS. BEFORE A BUILDING PERMIT CAN BE OBTAINED, THE LOCATION OF THE SEPTIC SYSTEMS FOR ALL LOTS WILL BE SUBJECT TO APPROVAL BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT.
- PRIVATE SEWAGE DISPOSAL REQUIREMENTS: A LOT PLAN COMPLETED BY AN ENGINEER LICENSED IN THE STATE OF INDIANA, MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO THE ISSUANCE OF A PRIVATE SEWAGE DISPOSAL PERMIT FOR LOTS #900, 905, AND 910 (EXCEPT AS PROVIDED TO THE HEALTH DEPARTMENT BY 12-14-1993).
- DRAINAGE PLANS APPROVED BY VAND. CO. DRAINAGE BOARD MAY 24, 1993. ROAD PLANS APPROVED FEB. 07, 1993.

SCALE: 1" = 50'

OWNERS CERTIFICATE  
 Mr. Kenneth and Ida O. Rueger, the undersigned owners of the real estate shown and described hereon, do hereby lay-off or subdivide said real estate, as shown, and designate it as Timberland Subdivision

Signature: Kenneth Rueger  
 Signature: Ida O. Rueger

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 23rd day of June 1993.

My Commission Expires: June 9, 1996  
 Resident of Vanderburgh County  
 Signature: Lucille V. Biggsstaff  
 Notary Public  
 Signature: Lucille V. Biggsstaff  
 Printed



A.P.C. 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 June 2, 1993.

Plat Release July 11, 1995

Signature: Barbara P. Cunningham  
 Executive Director

NOT A PART OF THIS PLAT

AREA OF SEPTIC FIELD BED

LOT 4  
 5.01 AC.

# 925

# 1000

# 930

# 900

AREA OF SEPTIC FIELD BED

AREA OF SEPTIC FIELD BED

LOT 1  
 5.00 AC.

LOT 2  
 4.15 AC.

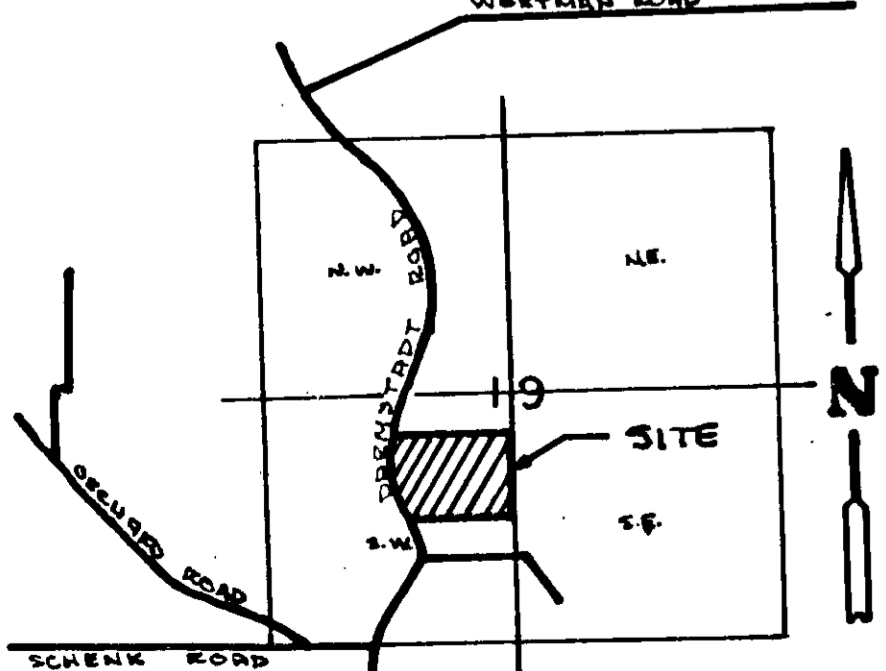
LOT 3  
 4.98 AC.

I, Danny K. Leek, do hereby certify that I am a land surveyor and 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.

Witness my hand and seal this 29 day of June, 1995.



Signature: Danny K. Leek  
 Indiana Registration No. 50480



VICINITY MAP  
 SCALE: 1" = 2000'