

CEDAR CREEK ESTATES

89-02102

RECEIVED FOR RECORD
 At 8:17 A.M.
 FEB 7 1989
 Plat Book N
 Page 107
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY

FILED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER

FEB 7 1989

John Thompson
 AUDITOR
 535

N-167

A subdivision of part of the East Half of the Southeast Quarter of Section 26, Township 5 South, Range 11 West in Vanderburgh County, Indiana, and more particularly described as follows:
 Beginning at the Southwest corner of said Half Quarter section, thence North 00 degrees 25 minutes 15 seconds East along the West line of said Half Quarter section a distance of 940.00 feet, thence South 46 degrees 28 minutes 15 seconds East a distance of 1,366.28 feet to the South line of said Half Quarter section, thence North 89 degrees 56 minutes 30 seconds West a distance of 997.48 feet to the place of beginning.

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 of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

City water available at site

Iron pin-at all corners

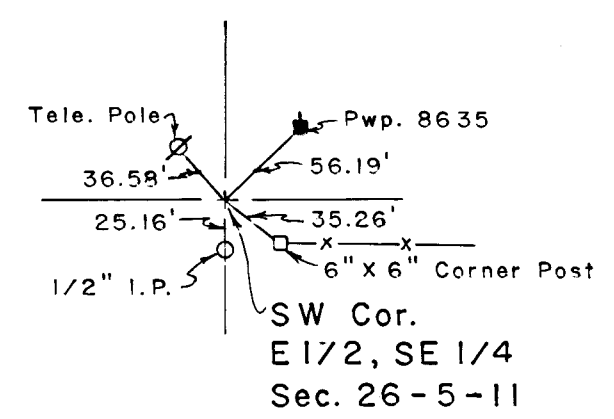
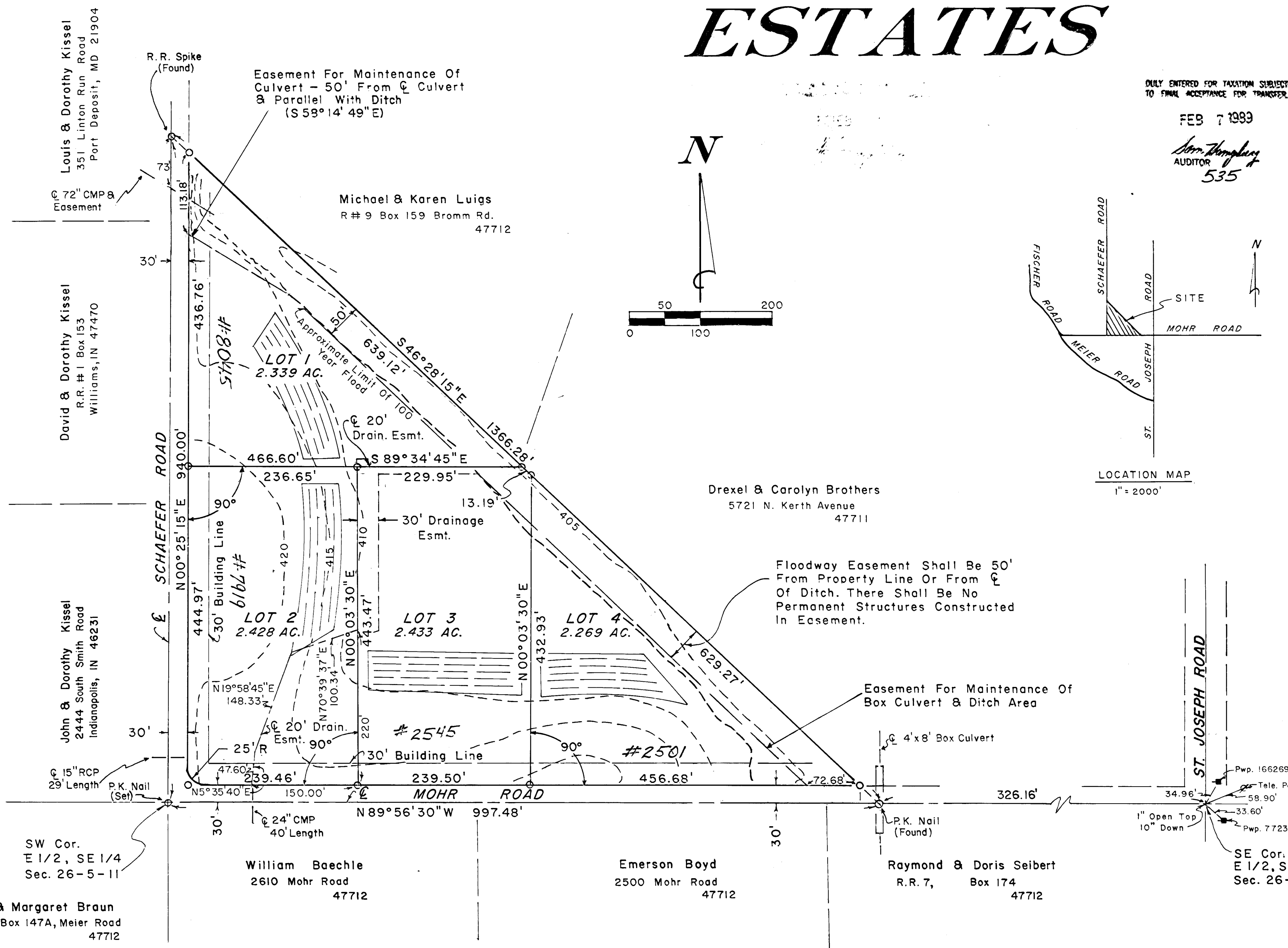
All area zoned Agriculture

No sanitary sewer available - individual sewage systems must be in compliance with HSE-25 and must have certified engineered systems approved by the Health Department.

Lot 2 shall access off of Schaefer Road and access shall be at least 50 feet from intersection.

Area set aside for septic field beds

No permanent structures shall be permitted in this area.



OWNERS CERTIFICATE

We the undersigned, owner of the real estate shown and described hereon do hereby as shown plat and subdivide said real estate and designate same as CEDAR CREEK ESTATES. All streets within the plat are 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 "P.U. Easement" are reserved for the use of Public Utilities for the installation of water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easements hereon reserved. No structures are to be erected or maintained on said strips, and owners of lots shall take title subject to the rights of the public utilities in said strips of ground.

James Gamble
 James Gamble

John A. Bizal
 John Bizal

Edward Daetwyler
 Edward Daetwyler

Stephen Ferguson
 Stephen Ferguson

STATE OF INDIANA }
 COUNTY OF VANDERBURGH } SS

Before me, the undersigned, a Notary Public in and for said county and state aforesaid personally appeared the said James Gamble, John Bizal, Edward Daetwyler, Stephen Ferguson who acknowledged the execution of the foregoing plat of CEDAR CREEK ESTATES the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes set forth.

Witness my hand and Notarial Seal this 03 day of January 1989

James Gamble
 Notary Public

My commission expires 02/01/2007

ARC 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 at a meeting held on JAN 4, 1989.

Alfred H. Gann, Jr.
 PRESIDENT

Barbara C. Cunningham
 EXECUTIVE DIRECTOR

SECONDARY APPROVAL
 PLAT RELEASE: FEB 16, 1989

Barbara C. Cunningham
 EXECUTIVE DIRECTOR

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 that 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. All corners were marked as shown, either found in place or set as noted upon the survey drawing. This is a Class A survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of Subject Code. The above described real estate is within the 100 year flood zone according to Flood Map Panel 257-100 dated March 19, 1982.

Feb 2 1989
 Date

Billy T. Nicholson
 Billy T. Nicholson PLS No. 7964

