

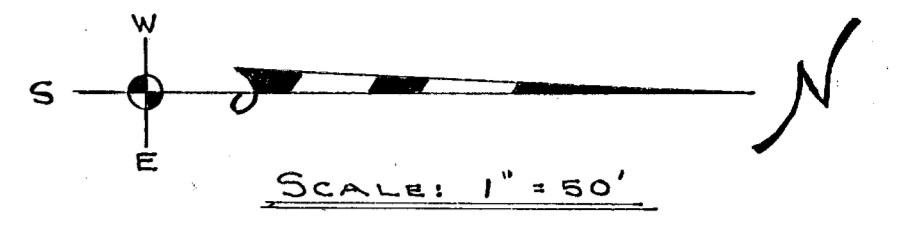
**RESTRICTIVE COVENANTS**

1. A subdivision committee is hereby established to approve plans and specifications as to quality of material, location with respect to topography and finished grade. This committee shall consist of the Subdivider and three (3) lot owners.
2. No residence or structure shall exceed two(2) stories in height. The ground floor area of the main structure exclusive of one story open porches and garages shall not be less than 1200 square feet in case of a one-story structure and not less than 900 square feet in the case of a one and one-half, two story, or split level structure.
3. Until such time that TURPIN LANE is offered to and accepted by the VANDERBURGH COUNTY COMMISSIONERS or by the proper authorities, the owners of each lot except lot 11 shall be assessed equally for the maintenance and repair of said TURPIN LANE. Lot 11 shall bear no cost of this work. The amount of required maintenance shall be determined by the Subdivision Committee.
4. No livestock, domestic animals, or poultry shall be permitted to be kept or raised on any lot, provided however, that nothing herein contained shall prevent an owner keeping a pet thereon.
5. No trailer, basement, tent, garage, or other outbuilding of a temporary character shall be at any time used as a residence.
6. All lot owners shall keep their lots free of garbage, sewage, ashes, rubbish, bottles, cans, waste, and other refuse, and must keep their premises clean and free of weeds and other objectionable matter at all times. The lots in said subdivision shall not be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall be kept in sanitary containers. All incinerators, or other equipment for the disposal or storage of such material shall be kept in a clean and sanitary condition.

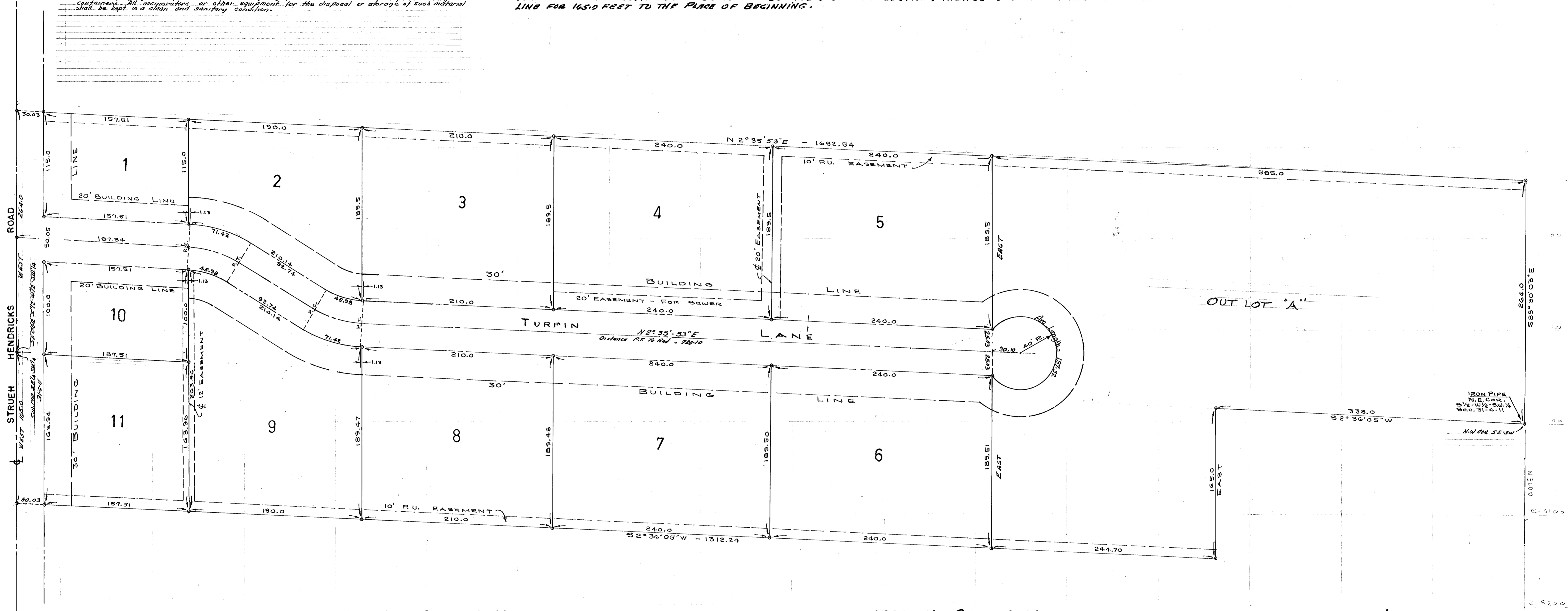
76-14888  
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# TURPIN SUBDIVISION

RECEIVED FOR RECORD  
August 3, 1976  
Recorded in Plat... Recorded No. K  
Page...  
CITY OF "INDIAN" COLE, CO., RECORDER  
VANDERBURGH COUNTY



A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 6 SOUTH, RANGE 11 WEST LYING IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE WEST HALF OF SAID QUARTER SECTION AND MEASURE WEST ALONG THE SAID SOUTH LINE FOR A DISTANCE OF 2640 FEET; THENCE N 2° 35' 53" E FOR 1652.54 FEET TO A POINT ON THE NORTH LINE OF SAID HALF, HALF QUARTER SECTION; THENCE S 89° 30' 03" E FOR 264.0 FEET TO THE NORTHEAST CORNER OF THE SW 1/4, HALF QUARTER SECTION; THENCE S 2° 36' 05" W FOR 338.0 FEET; THENCE EAST FOR 165.0 FEET; THENCE S 2° 36' 05" W FOR 1312.24 FEET TO A POINT ON THE SOUTH LINE OF SOUTHWEST QUARTER OF SAID SECTION; THENCE WEST ALONG THE SAID SOUTH LINE FOR 165.0 FEET TO THE PLACE OF BEGINNING.



**OWNERS CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon do hereby plat the same and designate it as TURNER SUBDIVISION. All streets within this plat are hereby dedicated to the public. Building lines are established as shown on this plat and between these lines and the street right-of-way line there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked P.U. Easement are reserved for the installation, maintenance and repair of water, gas, sewer, telephone, electric poles, lines and wires, subject at all times to the proper authorities and the easements hereon reserved. No structure shall be erected or maintained on said strips of land, and the owners of lots shall take title subject to the rights of the public utilities in these strips of land.

*W. Steven Turpin*      *Debrae Beardsley*

STATE OF INDIANA 355  
COUNTY OF VANDERBURGH  
Before me, the undersigned Notary Public in and for said State and County, personally appeared the above named owners and subdividers of the Real Estate shown and described hereon, who acknowledged the execution of this plat to be their voluntary act and deed.  
Witness My Hand and Notarial Seal This 2 Day of August 1976  
My Commission Expires July 1, 1978  
*David J. Jordan*  
NOTARY PUBLIC

**APPROVAL CERTIFICATE**

Under authority provided by Chapter 174, Acts of 1947 and subject amendments, enacted by the General Assembly of the State of Indiana, and adopted by Ordinance by the Board of County Commissioners of Vanderburgh County, this plat was given final approval by the County of Vanderburgh, State of Indiana, through the action of the Area Plan Commission of Evansville and Vanderburgh County, Indiana, at a meeting held on: February 4, 1976

Plat-Release. County Auditors Certificate  
Dated February 5, 1976  
*James H. Rebeck III*  
PRESIDENT  
*Kenneth D. Nelson*  
SECRETARY

**SURVEYOR'S CERTIFICATE**

I, Sam Biggersstaff, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana. I further certify that the plat shown hereon is a true and correct showing of the real estate described and surveyed by me on January 23<sup>rd</sup> 1976. All Dredge Corners are marked with iron pipes unless noted otherwise on the drawing.

*Sam Biggersstaff*  
Sam Biggersstaff, L.S.  
Indiana Reg. No. 9838

