

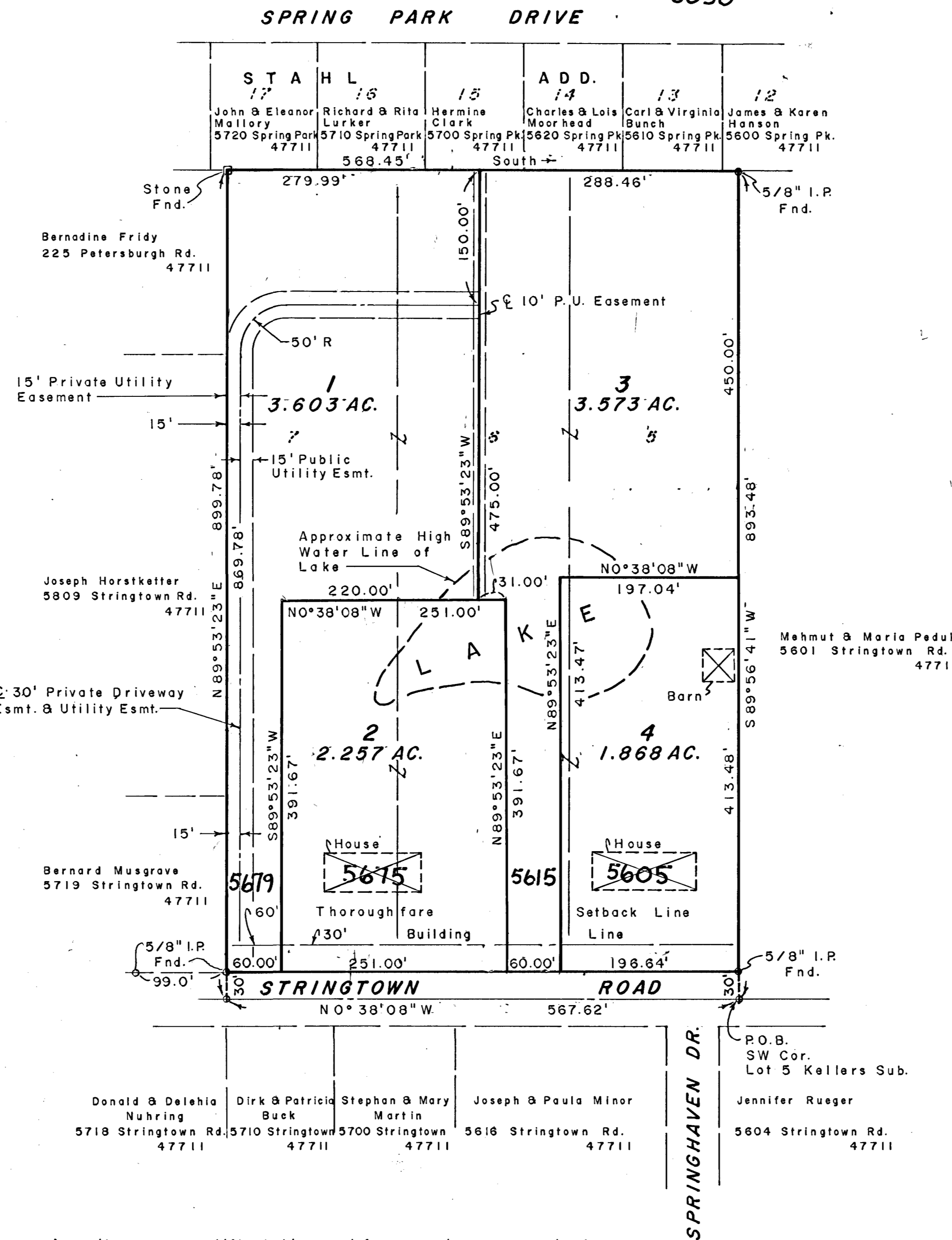
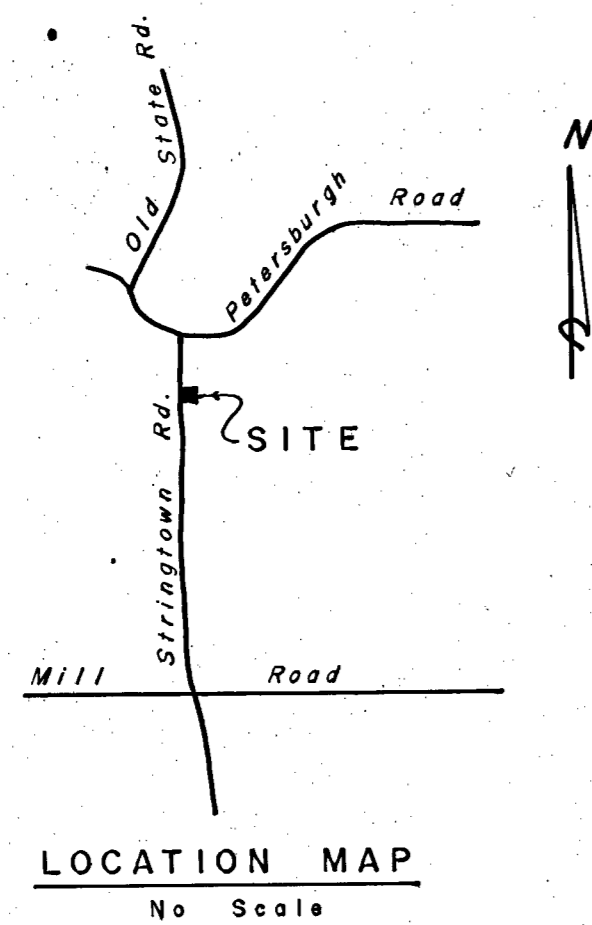
VOLZ SUBDIVISION

A REPLAT OF LOTS 5, 6, & 7 KELLERS SUBDIVISION

RECEIVED FOR RECORD
at 9:55 AM
Oct 29 1993
Plat Book 0
Page 131
BETTY J. HERMAN RECORDER
VANDERBURGH COUNTY
93-29584

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DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.
OCT 29 1993
Auditor
6050

0-131



NOTES

- 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
- All corners marked with iron pin except as noted.
- All utilities available at site.
- Site is outside the 100 year flood zone.
- Owners of lots 1 and 3 share equally the cost of maintaining the driveway.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Owners of all lots in Volz Subdivision shall share in the cost of maintaining the lakes, dam, and appurtenances thereto, and have exclusive control of the use of said lakes as designated by the covenants of this plat. No permanent structures, above or below ground, may be constructed closer than 25 feet to the high water line of said lake.

A sanitary sewage lift station and force main are required for lots one and three and plans and construction of said station and force main must be approved by the Evansville Water and Sewer Utility. Owners of lots one and three shall be responsible for the construction and maintenance of said lift station and force main.

The FAA has determined that construction on Volz Subdivision will not be an aviation obstruction hazard. This determination expires 4-15-95 and applies to structures built before then. Aircraft noise levels may be excessive to occupants of houses, the FAA recommends house construction plans be developed to reduce noise levels to occupants.

A replat of lots 5, 6 and 7 Keller's Subdivision, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book 8, pages 36 and 37, in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said lot 5 in the center of Stringtown Road, thence North 0 degrees 38 minutes 08 seconds West along said centerline of Stringtown Road 567.62 feet to the Northwest corner of lot 7 Keller's Subdivision, thence South 89 degrees 53 minutes 23 seconds East along the North line of said lot 7 a distance of 899.78 feet to the Northeast corner thereof, being a point on the West line of lot 16 Stahl's Addition, thence South 0 degrees 00 minutes East along the East line of lots 7, 6 and 5 a distance of 568.45 feet to the Southeast corner of said lot 5, thence South 89 degrees 58 minutes 41 seconds West along the South line thereof 893.48 feet to the place of beginning, containing 11.69 acres more or less.

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 VOLZ SUBDIVISION. 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 marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lot.

Ronald A. Kuhlenschmidt

Rex C. Volz

Shawn L. Kuhlenschmidt

Debra A. Volz

5605 Stringtown Rd.
47711

5675 Stringtown Rd.
47711

NOTARY CERTIFICATE

STATE OF INDIANA }
COUNTY OF VANDERBURGH } SS
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 the execution of the plat to be their voluntary act and deed.
Witness my hand and seal this 14th day of October, 1993.
My commission expires Oct 20, 1997. Notary Public Kathleen L. Schroeder
Resident of Vanderburgh County Printed Kathleen L. Schroeder

A.R.C. CERTIFICATE

Under the authority provided by 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 July 7, 1993.

Plat Release: OCTOBER 29, 1993

President: Alfred H. Bauer, Jr.
Executive Director: Barbara P. Cunningham
Executive Director: Barbara P. Cunningham



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 further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; 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. This is a class C survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson
Billy T. Nicholson IN No. 7964
Evansville, IN

Date: 10/14/93

