STEVE SANDERS' SUBDIVISION

84-04438

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 16, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana more particularly described as follows:

Beginning at the Southeast corner of said Quarter Quarter Quarter Section; thence along the East line of said Quarter Quarter Quarter Section

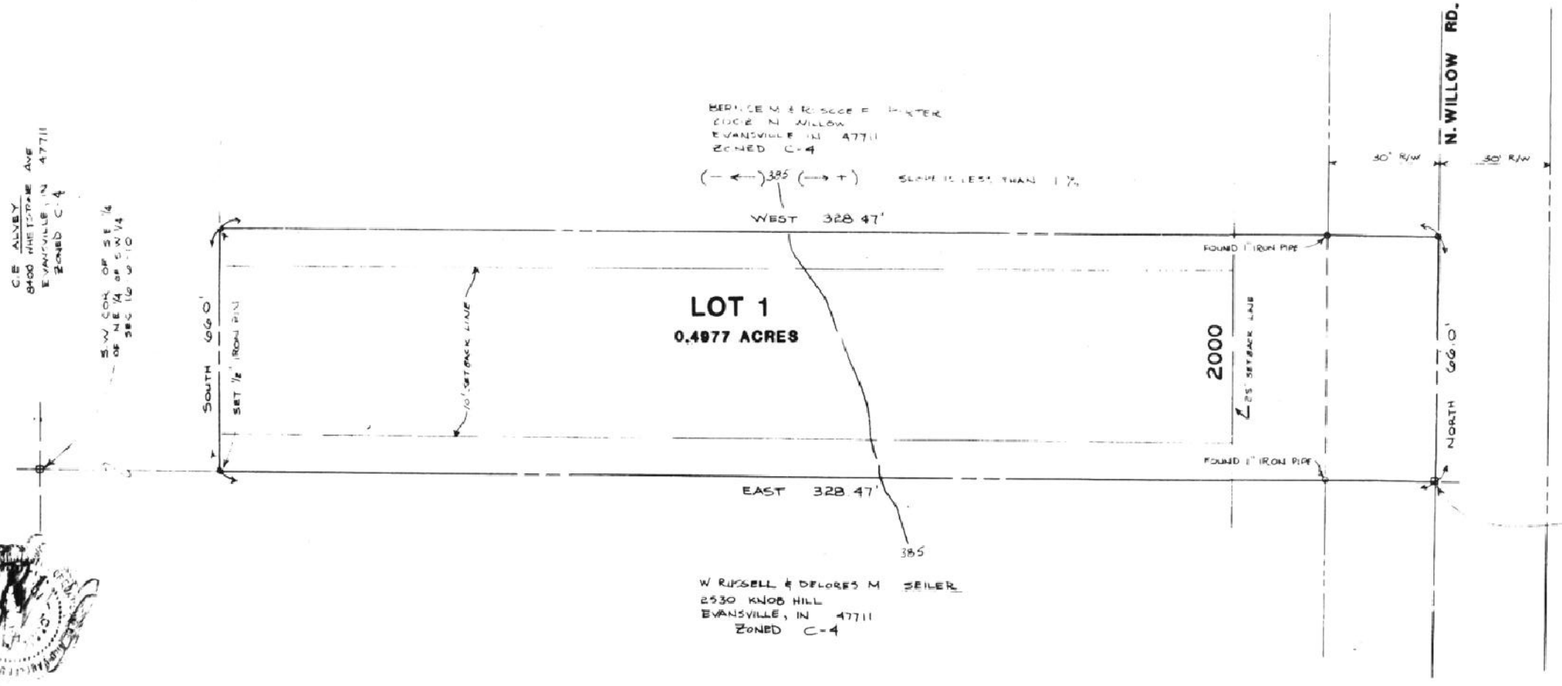
1st: North 66.0 feet; thence parallel with the South line of said Quarter Quarter Quarter Section

2nd: West 328.47 feet; thence parallel with the East line of said Quarter Quarter Quarter Section

3rd: South 66.0 feet; thence along the South line of said Quarter Quarter Quarter Section

4th: East 328.47 feet to the point of beginning and containing 0.4977 acres more or less.

SUBJECT TO a 30 foot wide road right-of-way for Willow Road West of and adjacent to the 1st Course.



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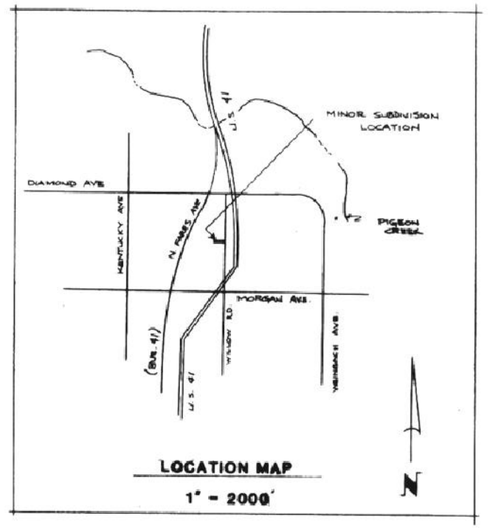
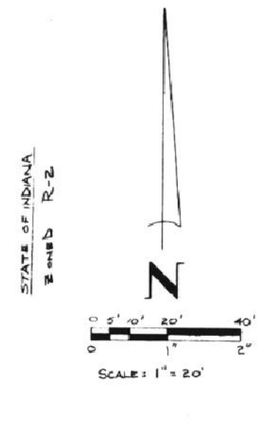
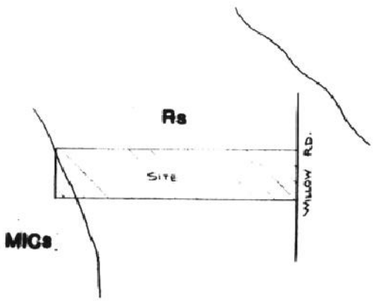
ESTELLA M. MUSS, RECORDER
VANDERBURGH COUNTY







SOIL MAP

NOTES

1. Utilities: Water, gas and electric are available at the site.
2. Soil Classifications: Re: Rensville silt loam
   WkC3: Markland silty clay loam
   6 to 12% slopes
3. Erosion Control: All disturbed areas to be mulcheseded and slopes exceeding 4% are to be sodded. Straw bales or erosion blankets to be installed to prevent erosion.
4. Zoning: C-4
5. Flood Hazard: Property is located outside the 100 year flood plain zone according to FIRM Panel 4 of 8 dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana.

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under 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, the plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on Nov. 10, 1983

PRESIDENT [signature]
SECRETARY Barbara B. Cunningham
DATE March 13, 1984

Plat Release-County Auditors Certificate Received.

NOTARY CERTIFICATE

State of Indiana
County of Vanderburgh SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 5TH day of DECEMBER

My Commission Expires June 31, 1987 [signature] Notary Public
A Resident of VANDERBURGH County

OWNERS' CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Steve A. Sanders

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr. hereby certify that I am a professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL [signature]
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

DULY ENTERED FOR TAXATION
MAR 13 1984 1093
Alice Mae Buie AUDITOR

RALPH A. EASLEY JR. S. 0006

M-45

AE	ANDY EASLEY ENGINEERING CIVIL ENGINEERING LAND SURVEYING 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710			
6	PLAT OF STEVE SANDERS' SUBDIVISION 2000 N. WILLOW RD. EVANSVILLE, INDIANA			
5				
4				
3				
2	APPROVED BY: [signature]			
1	DATE 11-9-83		SCALE: 1" = 20'	
NO.	DATE	BY	DRAWN BY: S.A.S.	JOB NO.: 411
REVISIONS			CHECKED BY: RAE	SHEET 1 OF 1