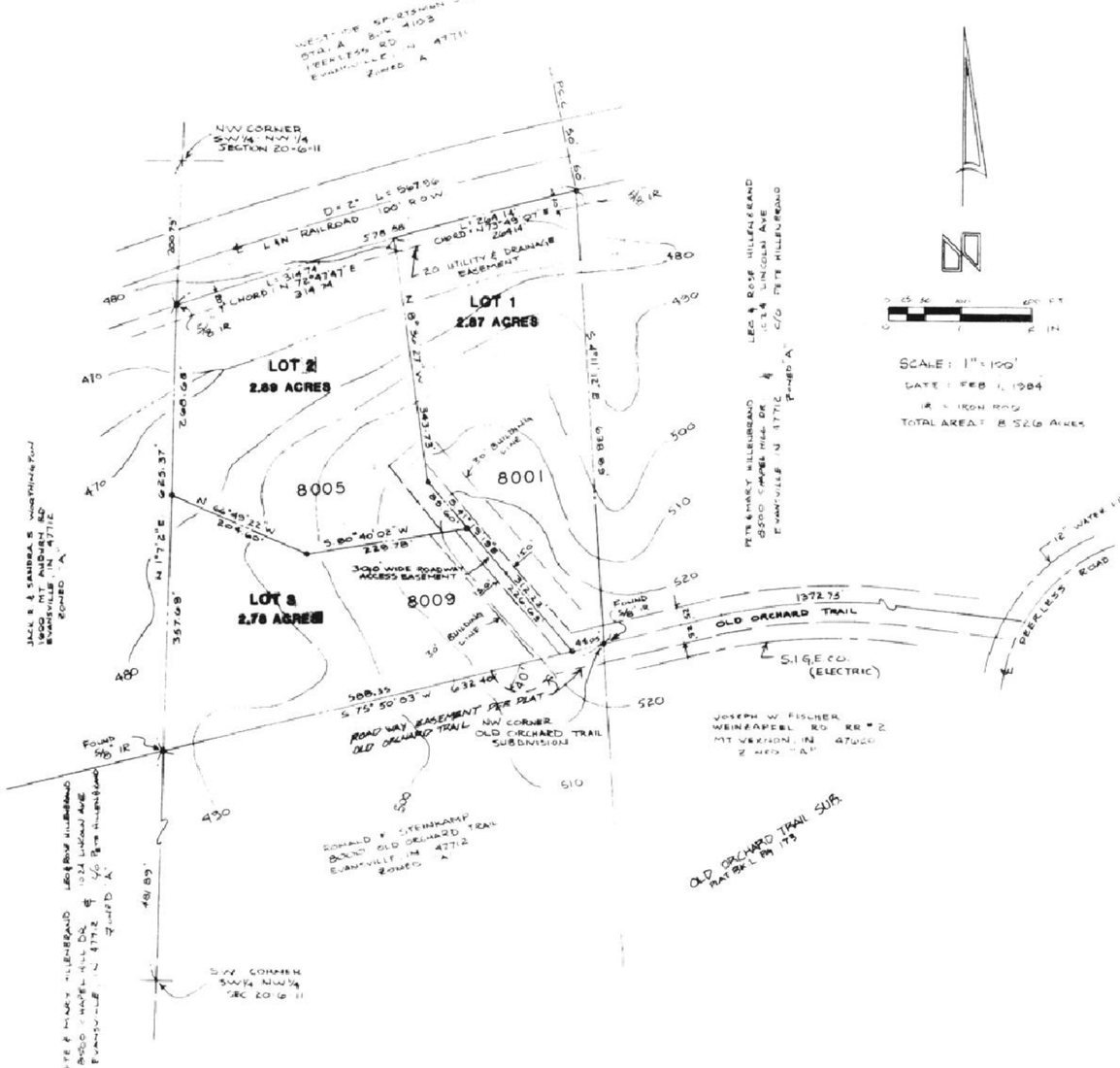
O.K. CORRAL SUBDIVISION

84-05867



SCALE: 1" = 100'
DATE: FEB 1, 1984
IR = IRON ROD
TOTAL AREA = 8.526 ACRES

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence along the West line thereof South 1° 07' 02" West 200.79 feet to the true point of beginning; thence along said West line

1st: South 1° 07' 02" West 625.37 feet; thence

2nd: North 75° 50' 03" East 632.40 feet; thence

3rd: North 4° 11' 12" West 630.89 feet to the South line of the L & N Railroad; thence along the South line

4th: Southwesterly 578.86 feet to the true point of beginning containing 8.526 acres more or less.

SUBJECT TO a 20 foot utility and drainage easement southerly of and adjacent to the above described 4th Course.

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.

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. Stripe 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 stripe of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Denis Carl Racster Lot 2
DENIS CARL RACSTER

Martha Ann Racster
MARTHA ANN RACSTER

David Wayne Barrett Lot 1
DAVID WAYNE BARRETT

Jacqueline A. Barrett
JACQUELINE ANN BARRETT

Donald Joseph Walz Lot 3
DONALD JOSEPH WALZ

Kathy Lorraine Walz
KATHY LORRAINE WALZ

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 dedications and restrictions thereon, and have set to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 24th day of February, 1984

My Commission Expires 1/31/87 Notary Public

A Resident of Vanderburgh County

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 March 7, 1984.

Plat Bond—County Auditors Certificate Received.

PRESIDENT

SECRETARY

DATE March 30, 1984

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

Ralph A. Easley, Jr.
Indiana Reg. No. S 0036

GENERAL NOTES

Contour Lines: At 10-foot intervals

Soil Classification: Wm - Wilbur silt loam
WoE2 - Wellston silt loam - 18 to 25% slopes
HoC3 - Hosmer silt loam, 6 to 12% slopes
HoB2 - Hosmer silt loam, 2 to 6% slopes

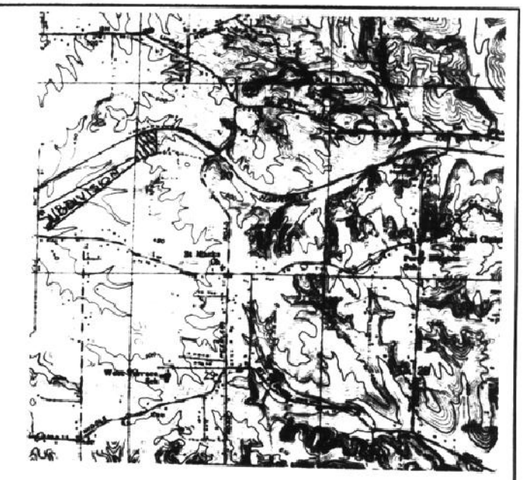
Zoning: "A"

Utilities: Water (individual wells); SIGECO electric available.

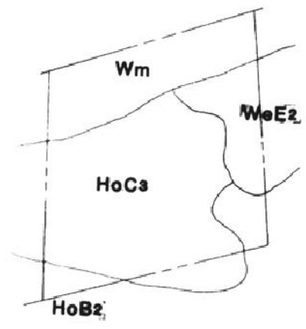
Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. Soil erosion control to be implemented by 45 days after soil disturbance.

Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 100 of 100 dated March 19, 1982 for Vanderburgh County.

Drainage Board Approval March 5, 1984.



LOCATION MAP
1" = 2000'



SOIL MAP
1" = 200'

RECEIVED FOR RECORD
10:39 A.M.
March 30, 84
BK. M
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1421

AE	ANDY EASLEY ENGINEERING			
	CIVIL ENGINEERING — LAND SURVEYING			
	1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710			
6	PLAT OF			
5	O.K. CORRAL SUBDIVISION			
4	PART OF THE SW 1/4, NW 1/4, OF			
3	SEC. 20-6-11, VANDERBURGH CO., INDIANA			
2	APPROVED BY: Ralph A. Easley			
1	DATE 2-14-84		SCALE: 1" = 100'	
NO.	DATE	BY	DRAWN BY: D.A.S.	JOB NO.: 422
REVISIONS			CHECKED BY:	SHEET 1 OF 1

M-53