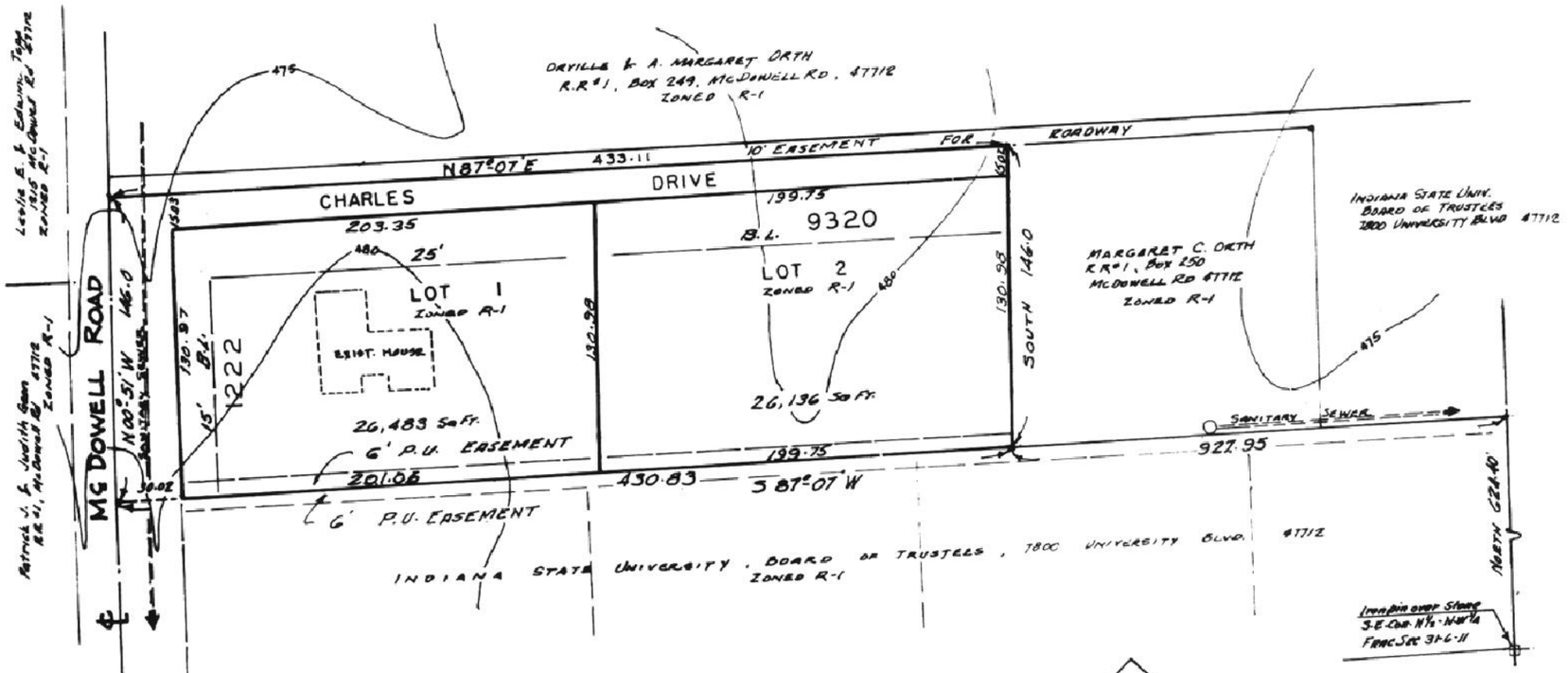
84-06219

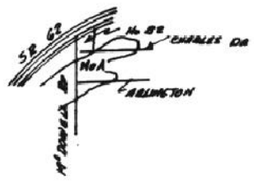
BEATRICE PLACE



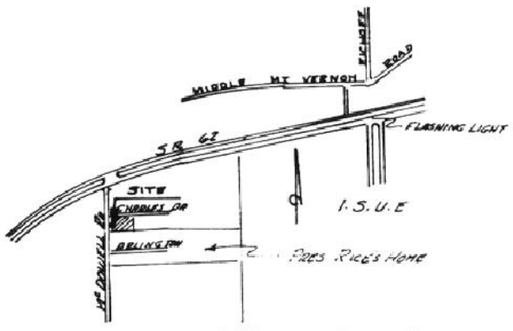


Scale: 1" = 50'

SOIL IDENTIFICATION



HoB2: Hosmer, Slow, Low Strength
MuA: Muren, Slow " "



SITE LOCATION MAP

NOTE: Erosion Control: All disturbed areas shall be mulched seeded or protected from erosion with straw within 45 days after being disturbed;

Zoning: The subject and adjoining properties are presently Zoned R-1

Utilities: Electric power and City sewers are available at the site.

RECEIVED FOR RECORD
at 1:41 P.M.
April 3 19 84
Recorded in M Recorded No.
Page 55
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
APR 3 1984 1519
Alice McBride AUDITOR

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

A subdivision of part of the North half of the Northwest quarter of Section Thirty-one (31), Township Six (6) South, Range Eleven (11) West, more particularly described as follows:

Beginning at a point which is located by commencing at the Southeast corner of the North half of the Northwest quarter of Section Thirty-one (31), Township Six (6) South, Range Eleven (11) West, running thence North 624.4 feet; thence South 87 degrees and 07 minutes West 778.78 feet to said point of beginning: thence from said point of beginning continue South 87 degrees and 07 minutes West 580.0 feet to a point in the center line of McDowell Road; thence North 00 degrees and 51 minutes West along said center line 146.0 feet; thence North 87 degrees and 07 minutes East582.28 feet to a point 146.0 feet North of the place of beginning; thence South 146.0 feet to the place of beginning.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby subdivide the same and designate it as "BEATRICE PLACE". All streets within this plat are hereby dedicated to the public. The street designated as Charles Drive shall be maintained by the Owners of Lot 1 and Lot 2 until such time that it is constructed in conformance with the Minimum Standards of the proper governmental agency and accepted for maintenance thereby. Building lines are established as shown on the place and between these lines and the street right-of-way there shall not be erected or maintained any building or structures. Strips of land shown on this plat and marked P.U. Easement are reserved for the installation, maintenance and repair of various utility services and for the installation and maintenance of storm drainage swales, subject at all times to the proper authorities and to the easements hereon reserved. Owners shall take title, subject to the rights of the various utilities.

Owners of Lot 1

Thomas J. Hester — Thomas J. Hester

Beatrice M. Hester — Beatrice M. Hester

Owners of Lot 2

Keith A Spencer — Keith A. Spencer

Judy G. Spencer — Judy G. Spencer

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

Before me, the undersigned Notary Public in and for Warrick County, State of Indiana, personally appeared the above named Owner's of said real estate, who acknowledged the foregoing plat to be their voluntary act and deed.

WITNESS my hand and seal this 2 day of April, 1984.

My County of residence is: Warrick

Doris Jean Jackson
Notary Public

My commission expires: July 11, 1986

DORIS JEAN JACKSON
Printed

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the Laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed by me, and that the above described real estate is located outside of the 100 year flood zone, as shown on Flood Map 100 of 100, dated March 19, 1982, for Vanderburgh County, Indiana.

Sam Biggerstaff
IND Reg 9838

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 309, enacted by the General Assembly of the State of Indiana, this plat has been given Secondary Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on March 22, 1984.

President — Executive Director

PLAT RELEASE

April 3, 1984
Date

Barbara L. Cunningham
Executive Director

M-55