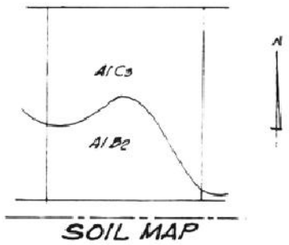
For Stipulation applying to this Plat
See Misc Dr 1 Card 8348 Inst# 84-22677
ESTELLA M. MOSS RECORDER BY Sharon K Gray
VANDERBURGH CO.

Lincoln Hills

84-22676



SOIL MAP

AlB2 - Alford Silt Loam - 2% to 6% Slopes, Medium Runoff, erosion control required, moderate permeability, public sewers not essential

AlC3 - Alford Silt Loam - 6% to 12% Slopes, Rapid Runoff, erosion control required, moderate permeability, public sewer more essential.



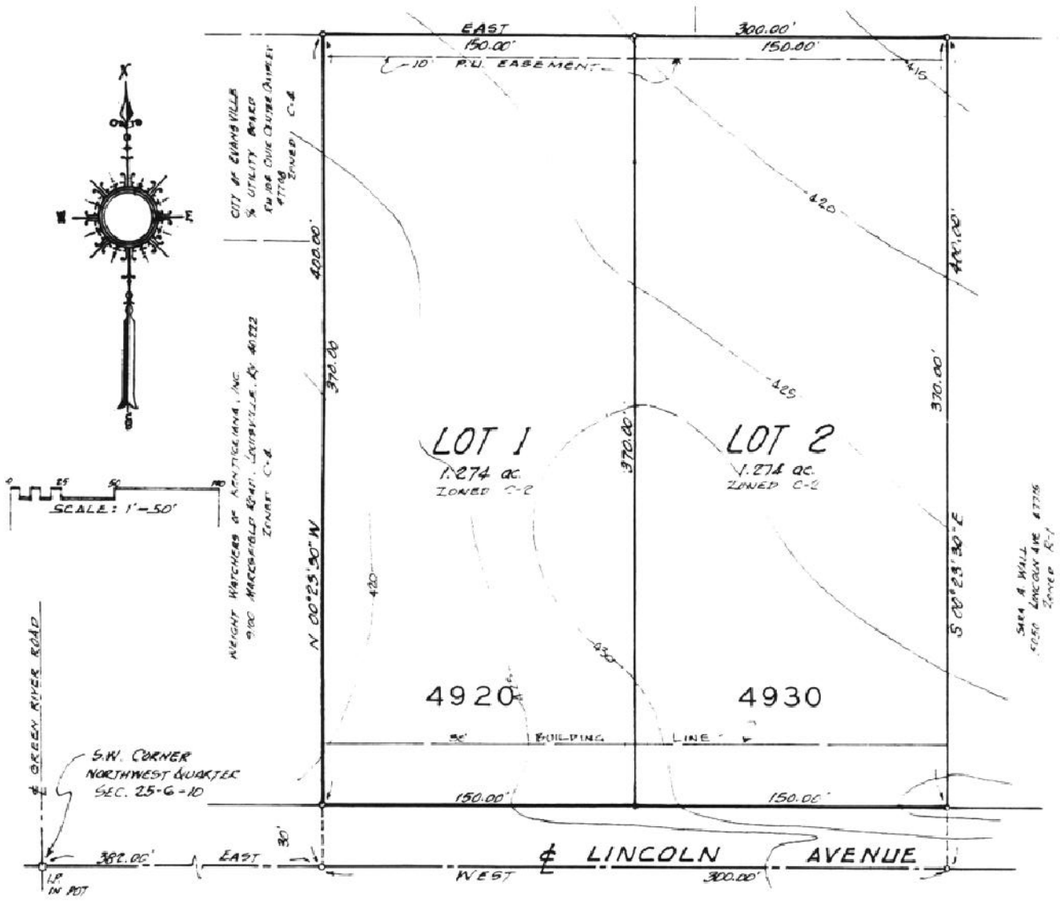
LOCATION MAP

NOTES

1. All utilities are available at or near site.
2. SOIL CLASSIFICATION: See soil map
3. EROSION CONTROL: All disturbed soil to be mulch-seeded and slopes exeeding 8% are to be sodded. Straw bales or erosion blankets to be installed to prevent erosion runoff.
4. Property zoning is as shown on the plat.
5. See access stipulation recorded under separate document.

A subdivision of part of the Northwest Quarter of Section Twenty-five (25), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, and more particularly as follows:

Beginning at a point on the South line of said quarter 382.00 feet East of the Southwest corner thereof; thence North zero (0) degrees, twenty-three (23) minutes, and thirty (30) seconds West for 400.00 feet; thence East and parallel to the said South line for 300.00 feet; thence South zero (0) degrees, twenty-three (23) minutes, and thirty (30) seconds East for 400.00 feet to a point on the said South line; thence West along the said South line for 300.00 feet to the place of beginning.



RECEIVED FOR RECORD
at 2:15 P.M.
Nov. 12, 1984
Recorded in BK. M Recorded No.
Page 95
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
NOV 12 1984 6520
Alice McBride AUDITOR

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown hereon, do hereby plat the same and designate said real estate as LINCOLN HILLS.

All streets within this plat are hereby dedicated to the public. Building lines are established as shown on the plat and between these lines and the street right-of-way 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 the various utility services, subject at all times to the proper authorities and to the easements reserved hereon. No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public utilities in these strips of land.

IN WITNESS WHEREOF, the undersigned, McCARTY'S COLONIAL GARDEN CENTER, INC., has caused the execution hereof by its duly authorized officers this 17th day of September, 1984.

McCARTY'S COLONIAL GARDEN CENTER, INC.

ATTEST:

By James A. McCarty, Sr., President

James A. McCarty, Jr., Secretary

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS:

Before me, the undersigned, a Notary Public, within and for said County and State, came McCARTY'S COLONIAL GARDEN CENTER, INC. by James A. McCarty, Sr., its President, and James A. McCarty, Jr., its Secretary, who as such President and Secretary, respectively, for and on behalf of said corporation, acknowledged the execution of the foregoing instrument.

WITNESS my hand and Notarial Seal, this 17th day of September, 1984.

Notary Public

I reside in Vanderburgh County, In.
and my commission expires:
12-26-87

Mari Ann Hubert
(Printed)

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, 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 the above described real estate is located outside the 100 year flood zone according to FIRM Panel 8 of 8, dated October 15, 1981, for the City of Evansville, Indiana.

Sept 14, 1984
Date

Sam Biggerstaff, RLS No. 9838

A.P.C. CERTIFICATE

Under the authority porvided by chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana, and by an Ordinance adopted by the City of Evansville, and by the County of Vanderburgh, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on July 24, 1984.

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE:

Nov. 12, 1984
Date

Barbara L. Cunningham
Executive Director

M-95

For easement applying to Lot Pt 1
See Deed Drawer 10 card 8855

For easement applying to Lot Pt 1
See Deed Drawer 10 card 8856