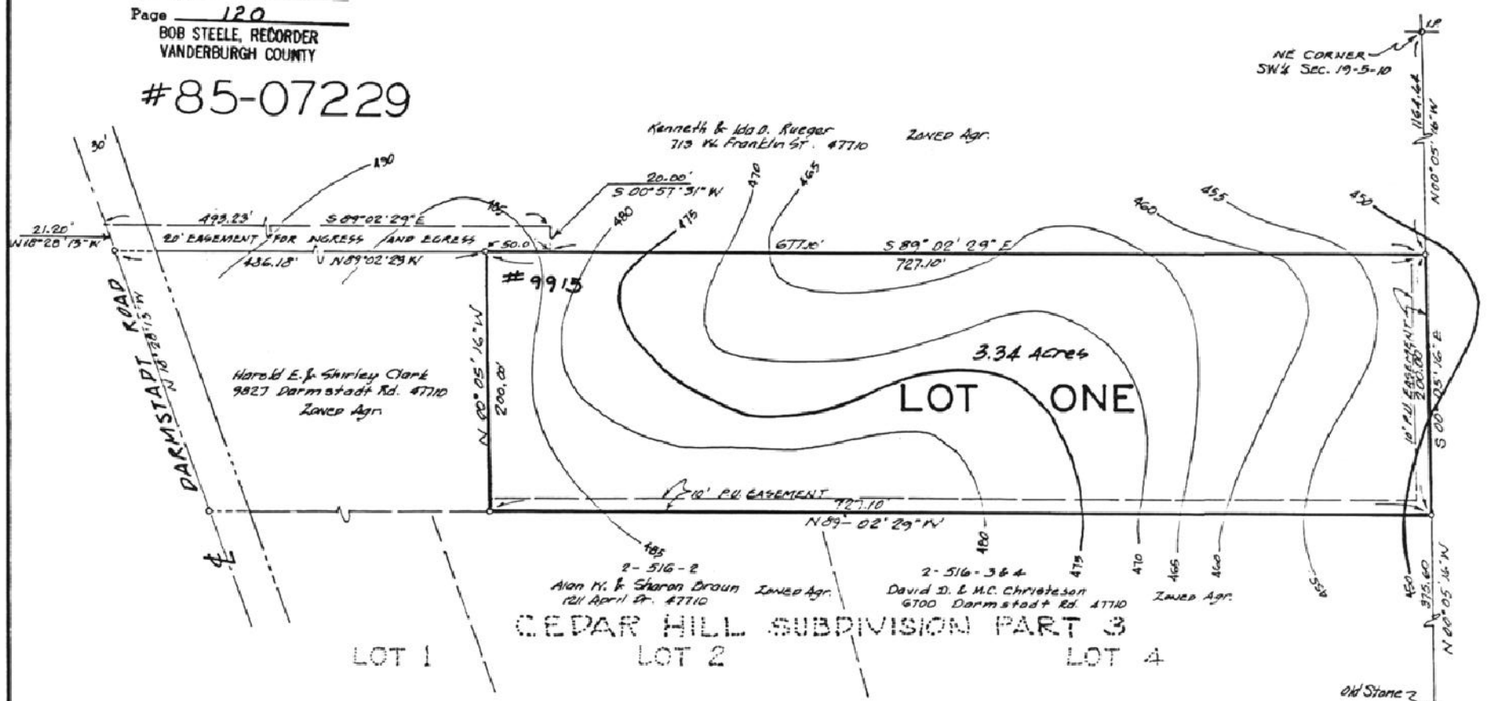
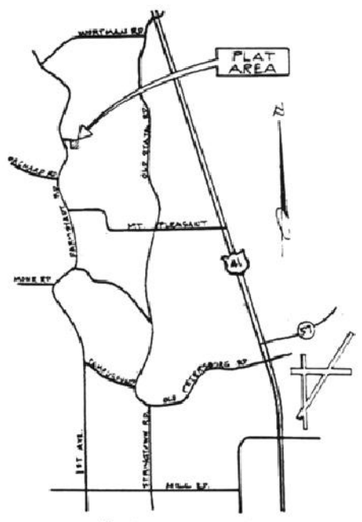
Essex Place Acres

RECEIVED FOR RECORD
at 3:26 P.M.
April 23 1985
Plat Book M
Page 120
BOB STEELE, RECORDER
VANDERBURGH COUNTY

#85-07229

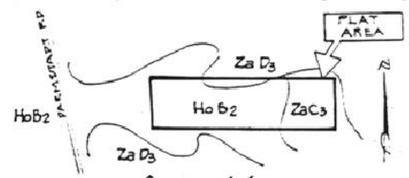






LOCATION MAP

GENERAL NOTES
1. Plat area is zoned *Agr.*
2. All utilities except sanitary sewers are available to the site.
3. Erosion Control: Site grading will be restricted to grading work around building site. Disturbed areas will be mulch seeded within 45 days after completion of work, season permitting.



SOIL MAP

HoB2 = Hosmer silt loam - 2 to 6% slopes - eroded. Medium runoff, slow permability.
ZaC3 = Zanesville silt loam - 6 to 12% slopes - severely eroded
ZaD3 = " " " 12 to 18% " " "
Rapid runoff, slow permability
Soils suitable only for large lots or normal size lots if public sewers provided.

Part of the Southwest quarter of Section 19, Township 5 South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows;

Beginning at a point on the East line of the Southwest quarter of said Section 19 located by measuring North 00 degrees, 09 minutes, and 10 seconds West along the said East line for 891.00 feet from the Southeast corner thereof to an old stone; thence continue along the said East line North 00 degrees, 05 minutes, and 16 seconds West for 375.60 feet to the place of beginning; from said place of beginning thence North 89 degrees, 02 minutes, and 29 seconds West for 727.10 feet; thence North 00 degrees, 05 minutes, and 16 seconds West and parallel to the East line of said Southwest quarter for 200.00 feet; thence South 89 degrees, 02 minutes, and 29 seconds East for 727.10 feet to a point on the said East line; thence South 00 degrees, 05 minutes, and 16 seconds East along the said East line for 200.00 feet to the place of beginning.

An easement for ingress and egress from Darmstadt Road to the above described real estate is provided over the following described real estate: Beginning at the Northwest of the above described real estate; thence North 89 degrees 02 minutes 29 seconds West along the North line of the real estate owned by Harold E. and Shirley Clark, for 486.18 feet to the center of Darmstadt Road; thence North 18 degrees 28 minutes 13 seconds West along the center of said road for 21.20 feet; thence South 89 degrees 02 minutes 29 seconds East for 493.23 feet; thence South 00 degrees 57 minutes 31 seconds West for 20.0 feet to a point on the North line of the above described real estate; thence North 89 degrees 02 minutes 29 seconds West for 50.0 feet to the place of beginning.

OWNERS CERTIFICATE

The undersigned, Owners of the above described real estate, do hereby subdivide the same and designate the plat as ESSEX PLACE ACRES. The street right-of-way shown on this plat has heretofore been dedicated to the public. Strips of land designated as P.U. Easements are reserved for the use by any public utility. No structures shall be erected or maintained within these strips of land. Owners of the lot shall take title subject to the provisions set out above.

Kenneth L. Rueger
KENNETH RUEGER

NOTARY CERTIFICATE

State of Indiana } S.S.
County of Vanderburgh }

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

WITNESS my hand and seal this 18 day of April, 1985.

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
Printed Name

My Commission expires:
July 4, 1986

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 No. 180256 0075B and dated March 19, 1982, for Vanderburgh County, IN.

April 9 1985
date

Sam Biggerstaff
Sam Biggerstaff, L.S. No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

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 April 9, 1985.

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE: 4-23-85 (date)
Barbara L. Cunningham
Executive Director

DULY ENTERED FOR TAXATION
APR 23 1985 #1818
Alice Mae Bridges AUDITOR

M-120

PLAT PREPARED BY
Associated Land Surveyors & Civil Engineers, Inc.

For assessment Applying to Lot 1
Tax Book Reference 12 Card 2015
Tax Map Reference 10 Card 2 of 2
Tax Record Drawer