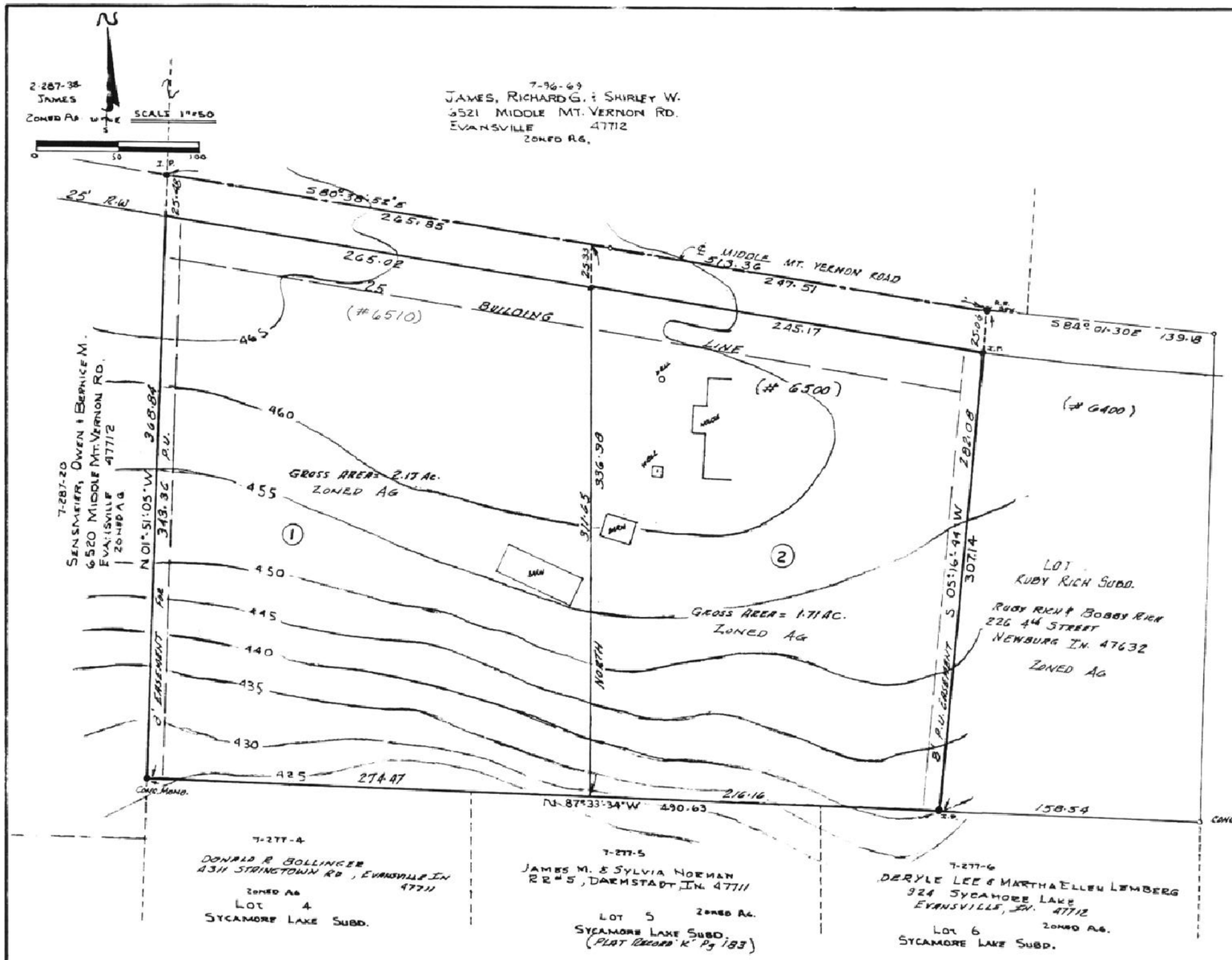
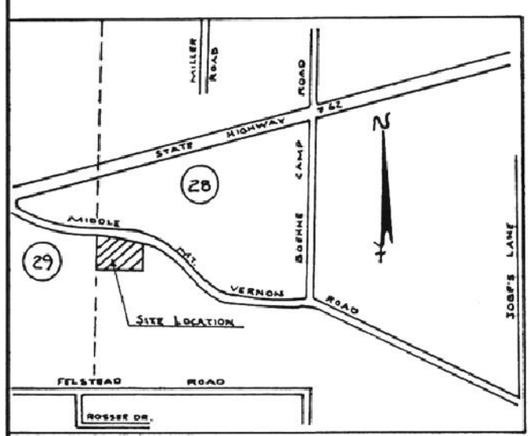
PINE GLENN

A Subdivision of part of the West one-half (W½) of the South one-half (S½) of the Northwest quarter (NW¼) of the Southwest quarter (SW¼) of Section Twenty-eight (28) Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the west line of said half, half, quarter quarter section at the Northwest corner of Sycamore Lake Subdivision as per plat thereof recorded in Plat Record "K", page 183 in the office of the Recorder of Vanderburgh County; thence North 01 degrees 51 minutes 05 seconds West along the said West line, for 368.84 feet to a point in the center of Middle Mt. Vernon Road; thence South 80 degrees 38 minutes 52 seconds East, along the center of said road, for 513.36 feet to the Northwest corner of Ruby Rich Subdivision, as per plat thereof recorded in Plat Record "M" page 34 in the office of the Recorder of Vanderburgh County; thence South 05 degrees 16 minutes 44 seconds West, along the West line of said subdivision, for 307.14 feet to a point on the North line of said Sycamore Lake Subdivision, thence North 87 degrees, 33 minutes 34 seconds West along the North line thereof for 490.63 feet to the place of beginning.





SITE LOCATION MAP (NO SCALE)

RECEIVED FOR RECORD
at 3:11 P.M.
AUGUST 5, 1985
Plat Book M
Page 143
BOB STEELE, RECORDER
VANDERBURGH COUNTY
85-14727

NOTES:

Flood: Subject Property lies outside the 100 yr. Flood Zone according to FIRM Panel 100 of 100, dated March 19, 1982, for Vanderburgh County, Indiana.

Soil: AlB2, WeD3
AlB2, Alford Silt Loam, 2 to 6 percent slopes, eroded. Medium runoff. Moderate permeability. WeD3; Wellston Silt Loam, 12 to 18 percent slopes, severely eroded and rapid runoff.

Utilities: City water is located on Middle Mt. Vernon Road just East of Boehne Camp Road; Electric power and gas are available at subdivision.

Erosion Control: The Vanderburgh County Soil Conservation Department requires that all disturbed areas be mulched and seeded within forty-five (45) days after being disturbed.

Zoning: Subject property and adjoining properties are zoned as shown.

JOE BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

MUST ENTER FOR TAXATION AUG 05 1985 Alice McBride AUDITOR 4494

M-143

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

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.

David W. Smith Vicki L. Smith

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 1 day of August, 1985.

My commission expires:
July 11, 1986
Resident of Warrick County

Notary Public
Printed

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at the locations noted.

Jul, 30th 1985
Date

Sam Biggerstaff-LS
Indiana Reg. No. 9838

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and 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 AUGUST 5, 1985.

President

Executive Director

Plat Release AUGUST 5, 1985

Executive Director

For ratification see misc. dr. 2 card 1705
Instr# 85-18076 Date: 9-17-85
ATTEST: BOB STEELE RECORDER
VANDERBURGH CO.
Patti K. Taliaferro DRVC