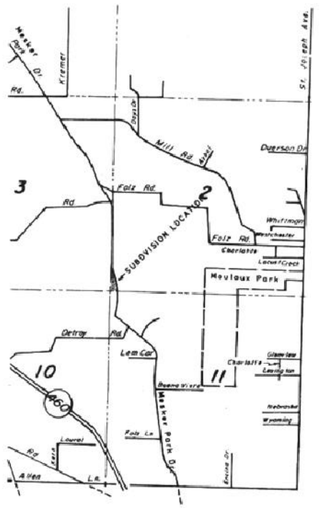
SCHAEFER MINOR SUBDIVISION
86-09189



LOCATION MAP SCALE 1" = 200'

ADJACENT PROPERTY OWNERS

Jack Camp
5219 Mesker Park Drive
Evansville, IN 47712

Bettie C. Barchet
910 Varner Avenue
Evansville, IN 47712

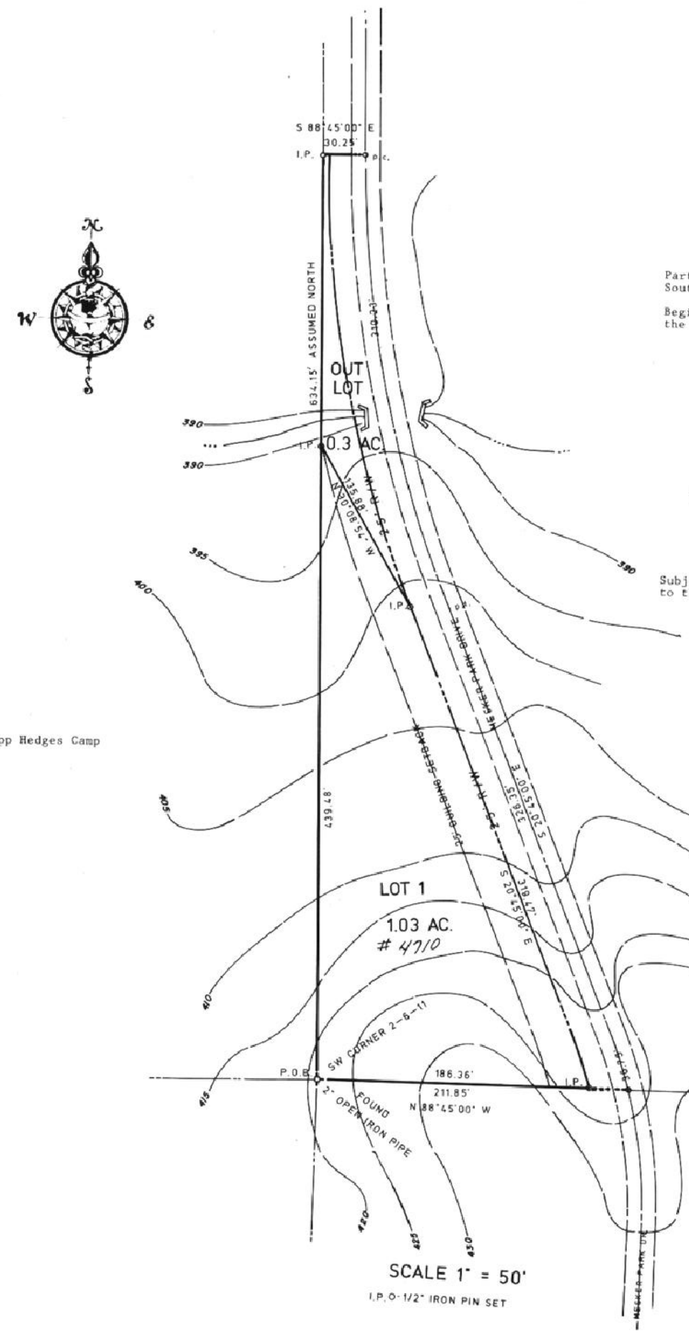
Mike & Glen Medwid
316 Leslie Street
Evansville, IN 47712

Myron & Margaret Lewis
4711 Mesker Park Drive
Evansville, IN 47712

Helen E. Strupp & Anna Strupp Hedges Camp
5219 Mesker Park Drive
Evansville, IN 47712

Larry W. Moit
6917 Kremer Road
Evansville, IN 47712

John & Karen Wade
4615 Mesker Park Drive
Evansville, IN 47712



SCALE 1" = 50'

I.P.O-1/2" IRON PIN SET

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 2, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence along the West line of said Quarter Quarter Section

1st: North 634.15 feet; thence

2nd: South 88°45'00" East 30.25 feet to a point in the centerline of Mesker Park Drive; thence along said centerline for the following 3 courses

3rd: Southeasterly 310.23 feet along a tangent curve concave to the East, having a central angle of 21°00'00" and having a radius of 846.43 feet to a point; thence along a tangent to said curve

4th: South 20°45'00" East 326.35 feet; thence

5th: Southerly 36.75 feet along a tangent curve concave to the West, having a central angle of 06°59'30" and having a radius of 301.14 feet to the South line of Section 2; thence along said Section line

6th: North 88°15'00" West 211.85 feet to the point of beginning, containing 1.6 acres, more or less.

Subject to a 25' right-of-way of Mesker Park Drive, Westerly of and adjacent to the above described 3rd, 4th, and 5th courses.

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under the 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 MAY 1, 1986.

President _____

Secretary Barbara L. Cunningham

Plat Release-County Auditor's Certificate Date MAY 1, 1986
Received.

RECEIVED FOR RECORD
at 12:55 P.M.
MAY 1 1986
Plat Book M
Page 200
BOB STEELE, RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described herein, do hereby certify that I have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

Robert J. Schaefer
Robert J. Schaefer, Owner

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 Owner and Subdivider, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 1st day of April, 1986.

My Commission expires March 4, 1987 Notary Public

A resident of Vanderburgh County

Printed Name [illegible]

NOTARY PUBLIC SEAL INDIANA

General Notes

1. Owner/developer: Robert J. Schaefer
2. Utilities: Water and electricity is available at the site. Sewage disposal is by septic field system. Individual sewage system must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.
3. 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. All work to be completed within 45 days of soil disturbance.
4. Zoning: All surrounding property and Minor Subdivision are zoned AG.
5. Soil Classification:
   - AlB2 - Alford silt loam, 2 to 6% slopes eroded
   - WeD3 - Wellston silt loam, 12 to 18% slopes severely eroded
   - Wm - Wilbur silt loam, 0 to 2% slopes
6. Flood Zone Data: Property is partially located within the 100-year flood zone according to FIRM panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana. The 100-year flood elevation according to the Building Commissioner's office is 395'. Minimum first floor elevation is 397'.

JUL ENTERED FOR TAXATION
MAY 01 1986 2229
Alice McBride AUDITOR

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 APRIL 1 1986; 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. S0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

M-200