MS-2

88-02098

RECEIVED FOR RECORD
at 9:34 A.M.
February 8 1988
Plat Book MS
Page 2
BOB STEELE, RECORDER
VANDERBURGH COUNTY

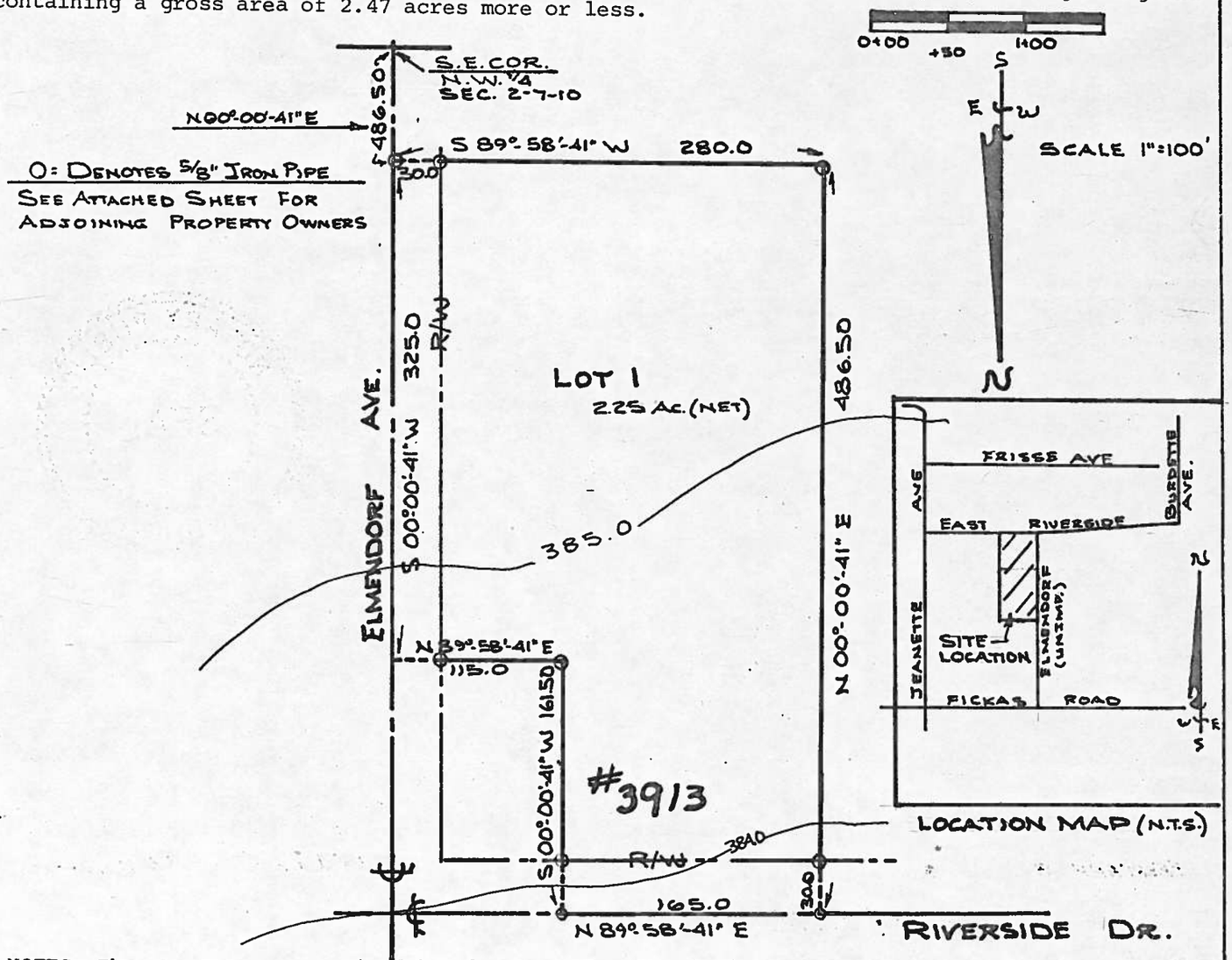
DULY ENTERED FOR TAXATION
FEB 8 1988 484
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

JEANETTE PLACE

That part of the Northwest Quarter of Section 2, Township 7 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said quarter section which lies North 00°, 00', 00" East a distance of 486.5 feet from the Southeast corner thereof; from said place of beginning; thence South 89°, 58', 41" West for 280.0 feet; thence North 00°, 00', 41" East for 486.5 feet to a point in the center of E. Riverside Dr.; thence North 89°, 58', 41" East along the center of E. Riverside Dr. for 165.0 feet; thence South 00°, 00', 41" West for 161.5 feet; thence North 89°, 55', 41" East for 115.0 feet to a point on the East line of said quarter section; thence South 00°, 00', 41" West along the said East line for 325.0 feet to the place of beginning and containing a gross area of 2.47 acres more or less.



NOTES: These notes are required by the Area Plan Commission.

1) UTILITIES: According to S.I.G.E.C.O. electric power and gas are available to the site; according to Evansville Waterworks, city water, sanitary sewer and storm sewer are available to the site.

2) FLOOD DATA: According to F.I.R.M. Panel 8 of 8 for the City of Evansville, Indiana, dated October 15, 1981, all of the site except the North 35 feet thereof lies outside the 100 year flood zone.

3) SOIL TYPES & EROSION CONTROL: The soil types are Weinbach Silt Loam (Wb), 0 to 2 percent slopes, slow runoff; and Sciotoville Silt Loam (ScA), 0 to 2 percent slopes, slow runoff; slopes of 0% to 6% slopes shall be mulched and seeded, i.e., rye, red top & wheat (which will be primarily for the fall planting) within 45 days of disturbance of soil & must remain in place until final grading and shaping.

4) ZONING: The zoning for the proposed site, as well as adjoining properties is R-1.

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

SURVEYORS 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 THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE Jan 29 1988 Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Don Graham, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Jeanette's Place.

Don Graham

Carol Life

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 29th DAY OF Jan. 1988.

MY COMMISSION EXPIRES: Sept. 12, 1989

Linda G. Heneisen
NOTARY PUBLIC

LINDA G. HENEISEN
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

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 CO. ON FEBRUARY 8, 1988.

Alfred H. Bauer, Jr.
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE FEBRUARY 8, 1988

Barbara L. Cunningham
EXECUTIVE DIRECTOR