89-00631

MS-33

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 11 1989

Sam Humphrey
AUDITOR

156

RECEIVED FOR RECORD
at 12:01 P.M.
JAN 11 1989
Plat Drawer MS
Card 33
BOB STEELE, RECORDER
VANDERBURGH COUNTY

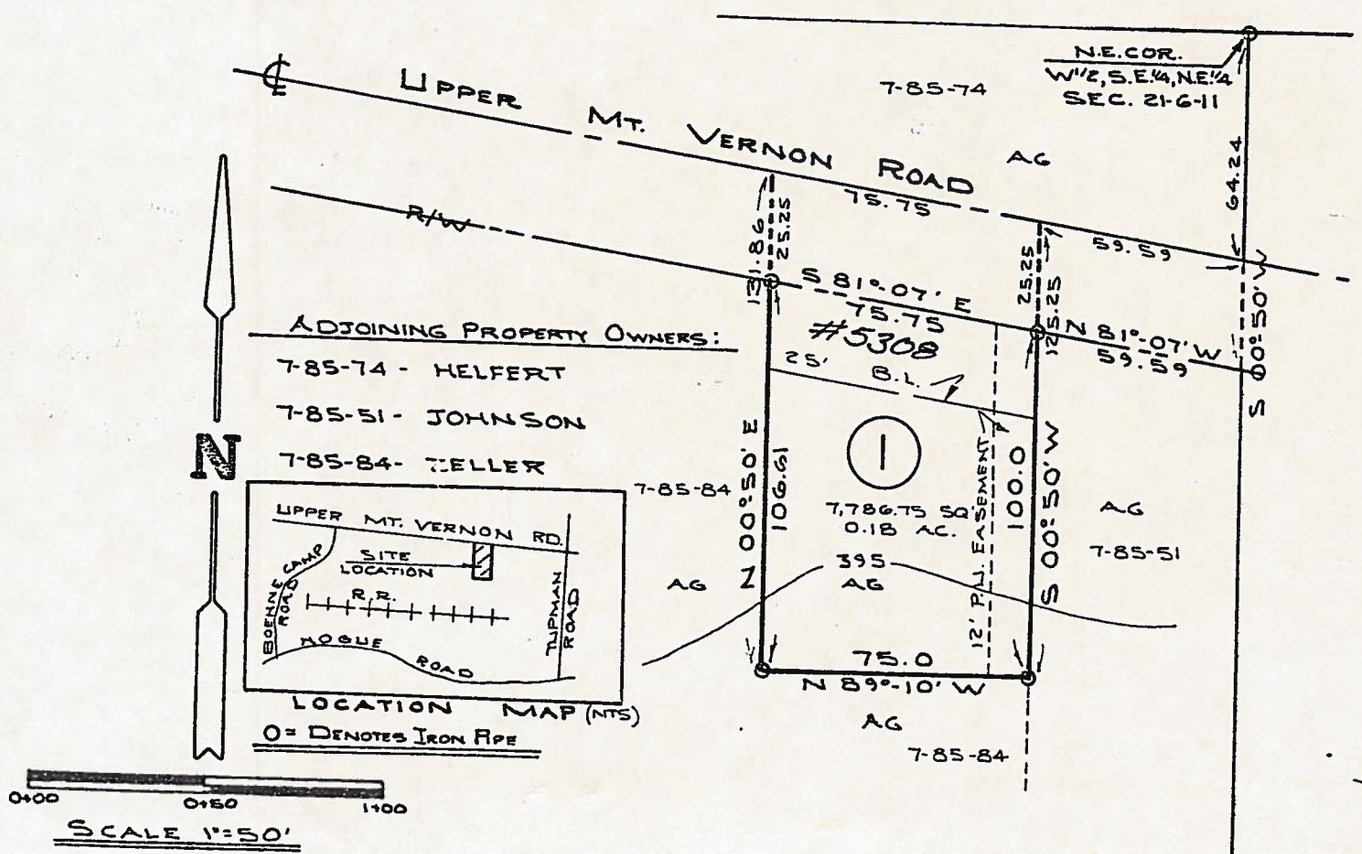
DO NOT WRITE IN SPACE ABOVE THIS LINE

TIM'S SUB.

Part of the West half of the Southeast Quarter of the Northeast Quarter of Section Twenty-one (21) Township Six (6) South, Range Eleven (11) West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a point which is located by beginning at the Northeast corner of said half Quarter Quarter Section; from said Northeast corner thereof thence South 00 degrees, 50 minutes West along the East line of said half Quarter Quarter Section for 64.24 feet to a point in the center of Upper Mt. Vernon Road; thence North 81 degrees, 07 minutes West along said centerline for 59.59 feet to the place of beginning, thence South 00 degrees 50 minutes West for 125.25 feet; thence North 89 degrees, 10 minutes West for 75.0 feet; thence North 00 degrees, 50 minutes East for 131.86 feet to a point in the centerline of said road; thence South 81 degrees, 07 minutes East along said centerline for 75.75 feet to the place of beginning.

Subject to all legal rights-of-way and easements of record.



NOTES: (THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION)

1. UTILITIES: According to S.I.G.& E. Co., electric power is available to the proposed site, as well as city water & sanitary sewer.
2. FLOOD DATA: According to FIRM Panel 100 of 100 for Vand. Co., IN, dated March 19, 1982, the proposed site lies in Zone A, & the finished floor elevation should be at least
3. SOIL TYPE & EROSION CONTROL: According to the Soil Survey of Vand. Co., IN, the soil type for the proposed site is Wa(Wakeland Silt Loam); 0 to 2% slopes, slow runoff. Slopes with 0 to 2% slopes shall be mulched & seeded, i.e., rye, red top, and wheat(which will be used primarily for fall planting) within 45 days of disturbance of soil & must remain in place until final grading & shaping.
4. ZONING: The zoning for the proposed site & adjoining properties is as shown on plat.
5. OWNER & DEVELOPER: Sylvester A. & Dorothy C. Zeller, 5314 Upper Mt. Vernon Road, Evansville, Indiana.
6. ENGINEER & SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana.

AREA PLAN COMMISSION OFFICIAL FORM

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 JANUARY 10, 1989

Sam Biggerstaff

SAM BIGGERSTAFF

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, SYLVESTER & DOROTHY ZELLER, 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 TIM'S SUB

Sylvester A Zeller

SYLVESTER A. ZELLER
5314 UPPER MT. VERNON RD.

Dorothy C. Zeller

DOROTHY C. ZELLER

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 ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 10TH DAY OF January 1989.

MY COMMISSION EXPIRES: November 25, 1990

Staci D. Fulton
NOTARY PUBLIC

STACI D FULTON
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL

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 JAN 11, 1989.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara P. Cunningham

PLAT RELEASE JAN 11, 1989

EXECUTIVE DIRECTOR Barbara P. Cunningham

EVANSVILLE-VANDERBURGH COUNTY AREA PLAN COMMISSION OFFICIAL

53005