89-08118

MS-40

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 8 1989

AUDITOR

2236

RECEIVED FOR RECORD

at 12:47 P M.

MAY 8 1989

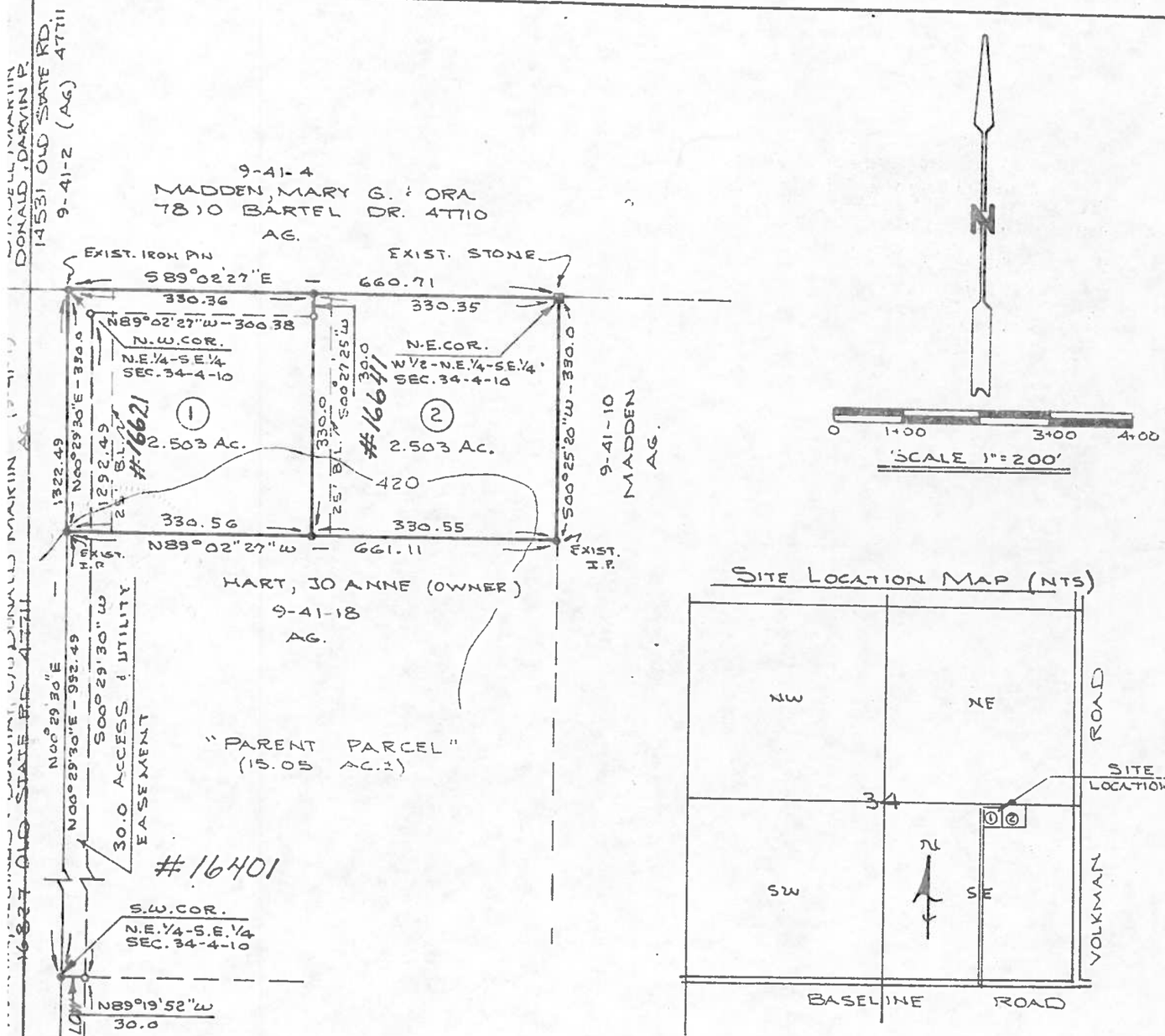
Plat Drawer MS

Card 40

BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

PAT'S PLACE



SITE LOCATION MAP (NTS)

ADJOINING PROPERTY OWNERS:

MADDEN 9-41-4
MARTIN 9-41-7
BYDELL 9-41-2

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 MAY 3, 1989

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

JO ANNE HART
C/O FARMERS BANK & TRUST CO., 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 PAT'S PLACE.

Jo Anne Hart

JO ANNE HART

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

WITNESS MY HAND AND SEAL THIS 3rd DAY OF May 1989.

MY COMMISSION EXPIRES: November 25, 1990

Staci D. Fulton
NOTARY PUBLIC

Staci D. Fulton
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF 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 MAY 5, 1989.

Alfred H. Bauer, Jr.
PRESIDENT

EXECUTIVE DIRECTOR

PLAT RELEASE MAY 5, 1989

EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

DESCRIPTION

Part of the Western Half of the Northeast Quarter of the Southeast Quarter of Section 34, Township 4 South, Range 10 West, more particularly described as follows:

Beginning at a point on the Western boundary line of the Northeast Quarter of the Southeast Quarter of said section, which point is a distance of 1320.66 feet measured, (Deed 1321.55 feet) Northerly from the Southwest of said Quarter along said Western boundary line to an iron pipe marking the Southwest corner of the Northeast of the Southeast Quarter of said Section 34, thence continuing along said Western boundary line North 00 degrees, 29 minutes and 30 seconds East a distance of 992.49 feet to the place of beginning, said point being South 00 degrees, 29 minutes and 30 seconds West a distance of 330.00 feet from the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 34 from said place of beginning thence continue North 00 degrees, 29 minutes and 30 seconds East along the West line of said Quarter, Quarter for 330.00 feet to the Northwest corner of said Quarter, Quarter Section, thence South 89 degrees, 02 minutes and 27 seconds East along the North line of said Quarter, Quarter Section for 660.71 feet measured (Deed South 89 degrees, 23 minutes and 40 seconds East for 660.55 feet) to a stone marking the Northeast corner of the West half of the Northeast Quarter of the Southeast Quarter of said Section, thence South 00 degrees, 25 minutes and 20 seconds West along the East line of the West half of said Quarter, Quarter for 330.00 feet thence North 89 degrees, 02 minutes and 27 seconds West parallel to the North line of said half Quarter, Quarter Section for 661.11 feet to the place of beginning and containing a gross area of 5.006 Acres more or less.

ROADWAY AND UTILITY EASEMENT

Part of the Northeast Quarter of the Southeast Quarter of Section 34, Township 4 South, Range 10 West lying in Vanderburgh County, Indiana more particulary described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section, thence North 00 degrees, 29 minutes and 30 seconds East along the West line of said Quarter Quarter Section for 1322.49 feet to the Northwest corner of said Quarter Quarter Section, thence South 89 degrees, 02 minutes and 27 seconds East along the North line of said Quarter Quarter Section for 330.36 feet, thence South 00 degrees, 27 minutes and 25 seconds West for 30.0 feet, thence North 89 degrees, 02 minutes and 27 seconds West parallel to the North line of said Quarter Quarter Section for 300.38 feet, thence South 00 degrees, 29 minutes and 30 seconds West parallel to the West line of said Quarter Quarter Section 1292.49 feet to a point on the South line of said Quarter Quarter Section, thence North 89 degrees, 19 minutes and 52 seconds West along the South line of said Quarter Quarter Section for 30.0 feet to the place of beginning.

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, WATER IS NOT AVAILABLE TO THE SITE; AND since no sanitary sewer is available an engineered septic system will be utilized.

2.) FLOOD DATA: According to F.I.R.M. Panel 25 of 100, dated March 19, 1982, for Vanderburgh County, Indiana, the proposed site lies outside the 100 year flood zone.

3.) SOIL TYPE & EROSION CONTROL: The soil type for the proposed site is HoB2 (Hosmer Silt Loam), 2 to 6% slopes, eroded, medium runoff,& 2aC3 (Zanesville Silt Loam), 6 to 12% slopes, rapid runoff. Slopes of 0%-6% shall be mulched and seeded, i.e., rye red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

4.) ZONING: The zoning for the proposed site as well as adjoining properties is agricultural.

5.) OWNER & DEVELOPER: Jo Anne Hart, R.R. 6 Volkmon Rd, 47711
David Kohlman

6.) ENGINEER & SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana 47711