89-17349

MS-54

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

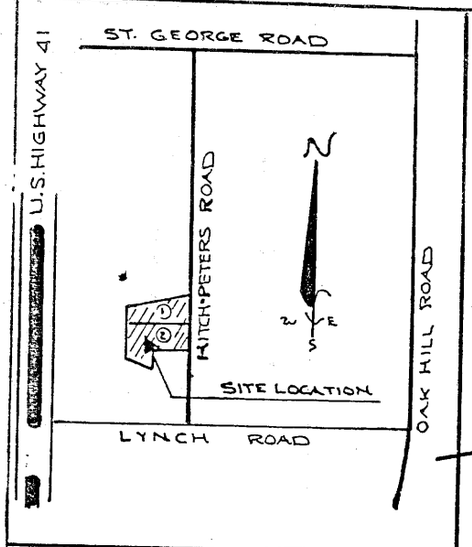
SEP 13 1989

Sam Humphrey
AUDITOR
4902

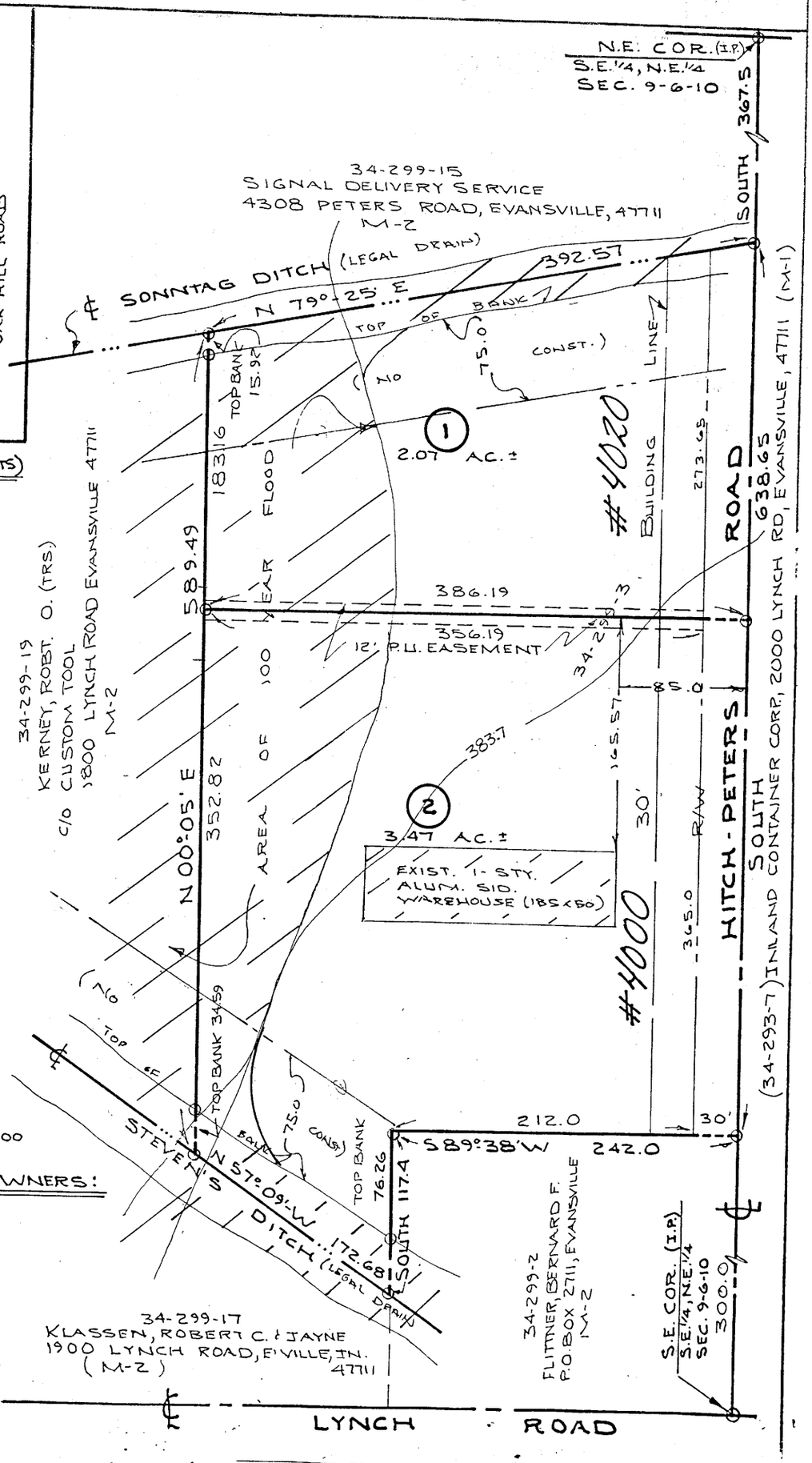
RECEIVED FOR RECORD
at 1:52 P.M.
Sept. 13 1989
Plat Drawer MS
Card 54
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

C.D.I. SUBDIVISION



SITE LOCATION MAP (NTS)



N

O= DENOTES IRON PIPE

SCALE 1"=100'

0+00 1+00 2+00

ADJOINING PROPERTY OWNERS:

KERNEY 34-299-19
SIGNAL DELIVERY 34-299-15
INLAND CONTAINER 34-293-7
FLITTNER 34-299-2
KLASSEN 34-299-17

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 JULY 19, 1989

Sam Biggerstaff
SAM BIGGERSTAFF

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, THOMAS FRANCIS, 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 C.D.I. SUBDIVISION

Thomas Francis
THOMAS FRANCIS
82 ALLENDALE
TERRE HAUTE, INDIANA

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 9TH DAY OF July 1989.

MY COMMISSION EXPIRES: Nov. 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 SEPT 12, 1989.

PRESIDENT Alfred H. Bowers, Jr.

EXECUTIVE DIRECTOR Barbara Cunningham

PLAT RELEASE SEPT 12, 1989

EXECUTIVE DIRECTOR Barbara Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-54

Description

Part of the Southeast Quarter of the Northeast Quarter of Section Nine (9), Township Six (6) South, Range Ten (10) West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the East line of said Quarter Quarter Section (Also the center of Hitch-Peters Road) 367.5 feet South of the Northeast corner, thereof; thence, from said place of beginning, continue South along said East line for 638.65 feet to a point 300.0 feet North of the Southeast corner of said Quarter Quarter Section; thence South 89 degrees, 38 minutes West for 242.0 feet; thence South and parallel to the East line of said Quarter Quarter Section 117.4 feet to the center of Steven's Ditch; thence North 57 degrees, 09 minutes West along the center of said ditch for 172.68 feet to a point on the West line of a 5.54 acre tract recorded June 21, 1988 as a Personal Representative's Deed, and recorded in Deed Drawer 4, Card 4250 in the office of the Recorder of Vanderburgh County, Indiana, thence North 00 degrees, 05 minutes East along said West line for 589.49 feet to a point in the center of Sonntag Ditch; thence North 79 degrees, 25 minutes East along the center of said ditch for 392.57 feet to the place of beginning.

The above described real estate is subject to all 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., gas and electric power are available to the proposed site; city water and sanitary sewer are also available to the proposed site.

2.) FLOOD INFORMATION: According to Flood Insurance Rate Map 25 of 100, for Vanderburgh County, Indiana, dated March 19, 1982, a portion of the proposed site lies within the 100 year flood zone; however, the proposed building sites are not located in said flood zone . Refer to shaded areas on plat for areas located in flood zone.

3.) SOIL TYPES & EROSION CONTROL: The soil type for the proposed site, according to the Soil Survey of Vanderburgh County, Indiana is Mr (McGary Silt Loam), 0 to 2% slopes, slow runoff. Slopes of 0% to 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.

4.) ZONING: The zoning for the proposed site as well as all adjoining properties is noted on plat.

5.) OWNER & DEVELOPER: Thomas Francis, 82 Allendale, Terre Haute, Indiana.

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