89-17964

MS-55

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 22 1989

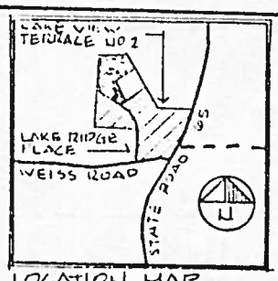
Sam Humphrey
AUDITOR 5095

RECEIVED FOR RECORD
at 10:18 A.M.
SEP. 22 1989
Plat Drawer MS
Card 55
BOB STEELE, RECORDER
VANDERBURGH COUNTY

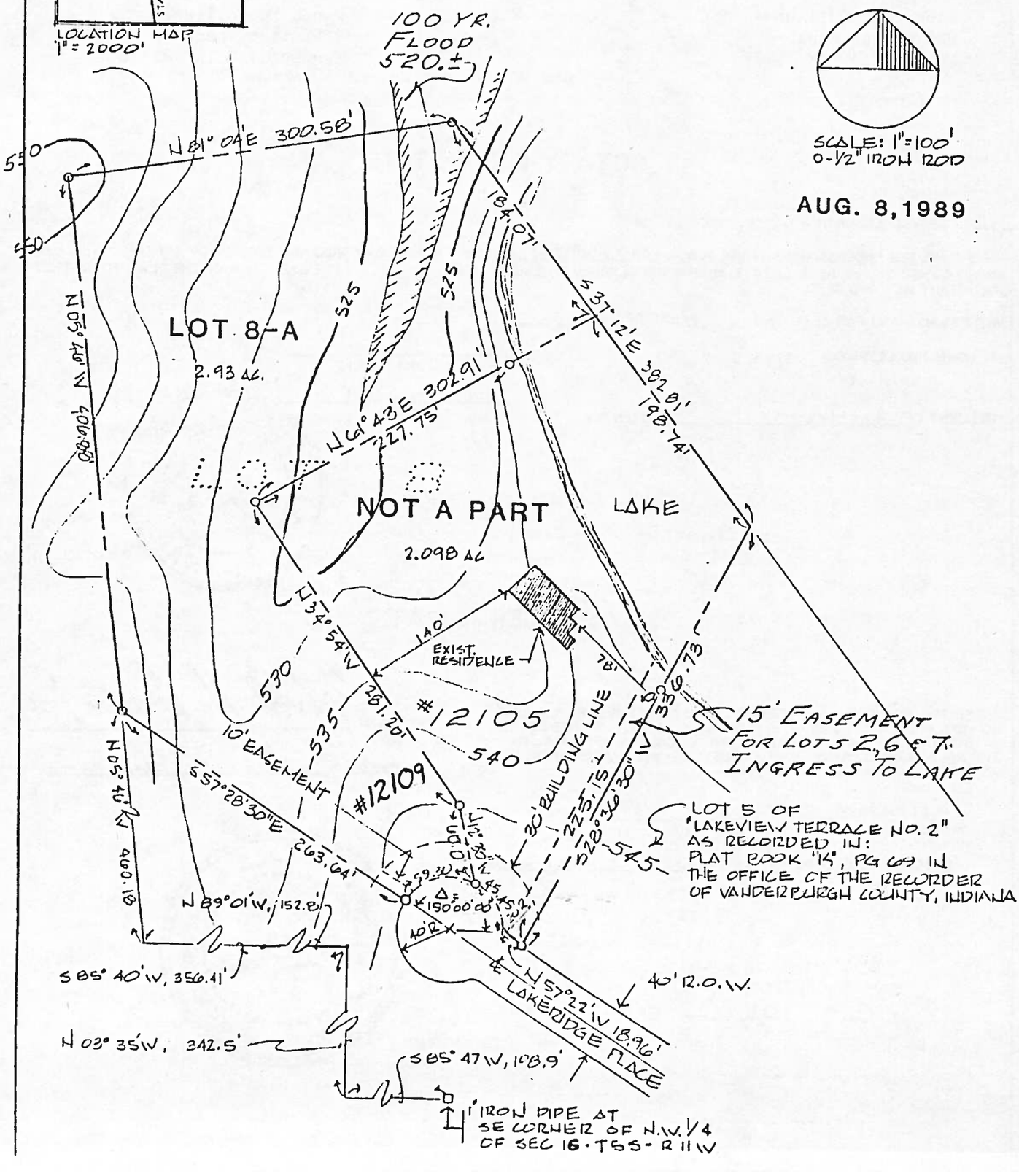
DO NOT WRITE IN SPACE ABOVE THIS LINE

LAKEVIEW TERRACE No. 2

LOT 8-A - MINOR SUB.



LOCATION MAP
1" = 2000'



AUG. 8, 1989

SURVEYORS CERTIFICATE

I Ralph A. Easley, Jr., 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 _____

RALPH A. EASLEY JR. REGISTERED LAND SURVEYOR No. [illegible] STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Robert M. and Wanda L. Collins, 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 Lakeview Terrace No. 2 - Lot 8-A - Minor Subdivision.

Robert M. Collins
825 Allens Lane
Evansville, IN 47710

Wanda L. Collins
825 Allens Lane
Evansville, IN 47710

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 _____ DAY OF _____ 198_.

MY COMMISSION EXPIRES: 5/15/92

_____
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick 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 SEPT. 6, 1989.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara A. Cunningham

PLAT RELEASE SEPT. 22, 1989

EXECUTIVE DIRECTOR Barbara A. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-55

LAKEVIEW TERRACE NO. 2 Lot 8-A - Minor Subdivision

Legal Description

A subdivision of part of Lot 8 in LAKEVIEW TERRACE No. 2, as per plat recorded in Plat Book "K", page 69, in the office of the Recorder of Vanderburgh County, Indiana. Said subdivision being located in the Northwest Quarter and the Northeast Quarter of Section 16, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of the Northwest Quarter of Section 16, Township 5 South, Range 11 West; thence South 85° 47' West 108.9 feet; thence North 03° 35' West 342.5 feet; thence North 89° 01' West 152.8 feet; South 85° 40' West 356.41 feet; North 05° 46' West 460.18 feet to the true point of beginning, said point also being the Southwest corner of said Lot 8 in LAKEVIEW TERRACE No. 2; thence along the West line of said Lot 8

1st: North 05° 46' West 406.88 feet to the Northwest corner of said Lot 8; thence along the North line of said Lot 8

2nd: North 81° 04' East 300.58 feet to the most Northerly corner of said Lot 8; thence along the Northeast line of said Lot 8

3rd: South 37° 12' East 184.07 feet; thence

4th: South 61° 43' West 302.91 feet; thence

5th: South 34° 54' East 281.20 feet; thence

6th: South 12° 30' East 60.00 feet to the right-of-way line of the 40 foot radius cul-de-sac on Lakeridge Place; thence along said right-of-way line

7th: Westerly 59.30 feet to the Southerly end of the Southwest line of said Lot 8; thence along said Southwest line of Lot 8

8th: North 57° 28' 30" West 263.64 feet to the true point of beginning, containing 2.93 acres, more or less.

General Notes:

1. Utilities: German Township Water District water is available. Southern Indiana Gas and Electric is available. Septic tanks required.
2. Erosion Control: Slopes 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. 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.
3. Zoning: Subject property is zoned AG.
4. Flood Plain Data: A small portion of the property is located within the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Most of the property is located outside the 100 year flood according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
5. Soil Data:
   Wm_3 - Wilbur silt loam
   ZaC_2 - Zanesville silt loam
   WeD - Wellston silt loam