90-07505

MS-68

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

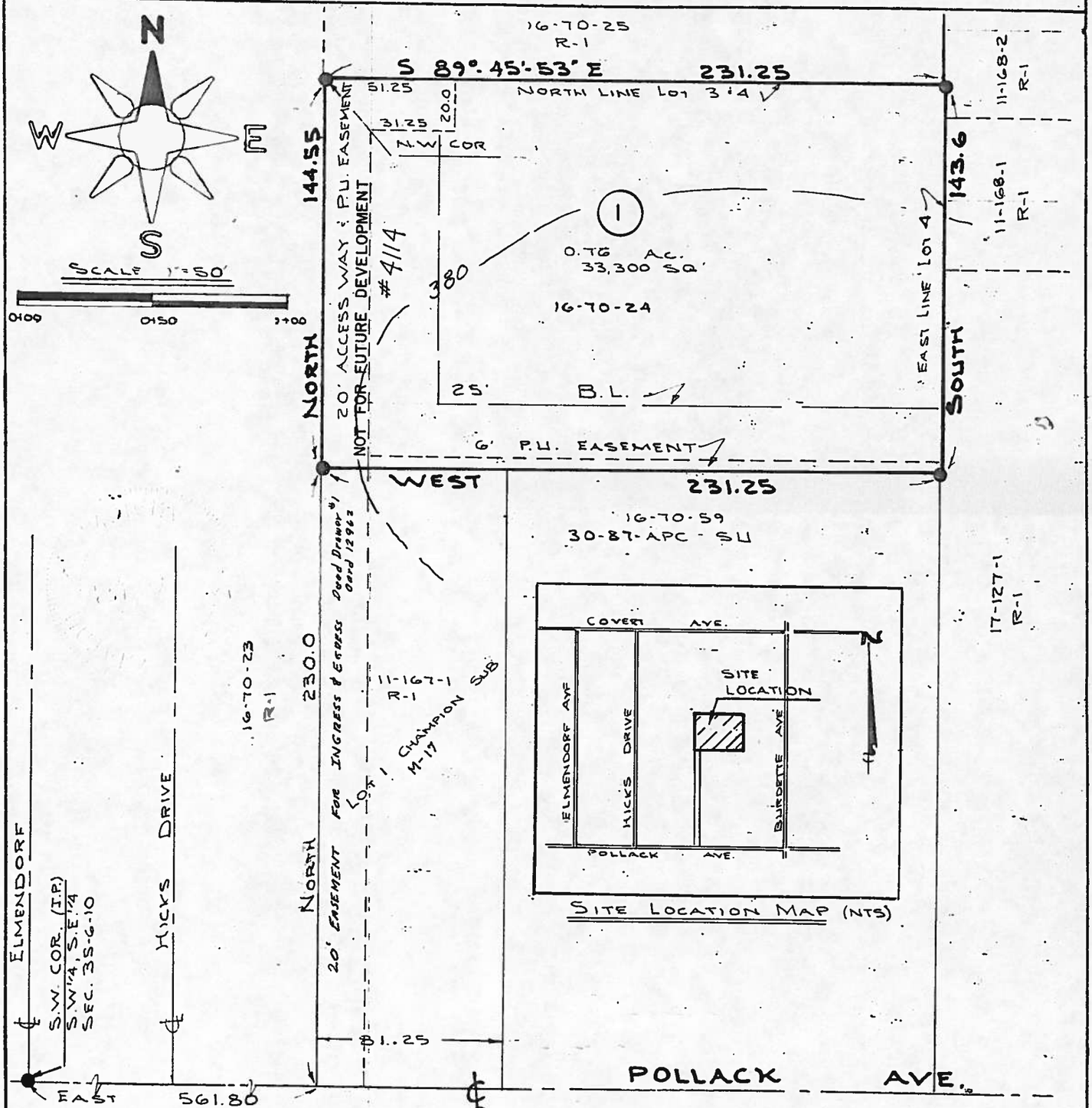
APR 18 1990

Sam Humphrey
AUDITOR
2114

12:15 P.
APRIL 18 90
68

DO NOT WRITE IN SPACE ABOVE THIS LINE

VOWEL'S PLACE



SITE LOCATION MAP (NTS)

ADJOINING PROPERTY OWNERS

11-167-1 = CHAMPION, THOMAS J. II & SARAH J., 4116 POLLACK AVE
11-168-1 = ADM. OF VET AFFAIRS, 575 N. PENNSYLVANIA ST. INDIANAPOLIS, IN. 46204
17-127-1 = GARDNER, WALTER M. & SANDRA F. 4218 POLLACK AVE
11-168-2 = ROETTGER, WAYNE C. & LAURA C/O WATERFIELD MORTG. P.O. BOX 1289, FT. WAYNE, IN. 46801
16-70-23 = STERNEMAN, HELEN LOUISE, 4110 POLLACK
16-70-25 = SHARKEY, THOMAS R. & VERA S., 2024 HICKS DR.

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 February 14, 1990

Sam Biggerstaff L.S. #9838

SAM BIGGERSTAFF

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, ROBERT H. & ANITA VOWELL, 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 VOWELL'S PLACE.

Robert H. Vowell

ROBERT H. VOWELL

Anita Vowell

ANITA VOWELL

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

WITNESS MY HAND AND SEAL THIS 14th DAY OF February 1990

MY COMMISSION EXPIRES: June 9, 1992

Lucille V. Biggerstaff
NOTARY PUBLIC

Lucille V. Biggerstaff
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 APRIL 18, 1990.

PRESIDENT Alfred H. Evans, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE APRIL 18, 1990

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

MS-68

DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section Thirty-five (35), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Southwest corner of said quarter quarter section; thence East along the South line thereof for 561.08 feet; thence North 230.0 feet to the place of beginning: from said place of beginning continue North for 144.55 feet to the Northwest corner of Lot 3 in Woods Realty Company's unrecorded plat of 14 acres off the East side of 24 acres off the West side of the Southwest Quarter of the Southeast Quarter of Section 35, Township 6 South, Range 10 West; thence South 89 degrees, 45 minutes and 53 seconds East along the North line of Lots 3 and 4 in said unrecorded plat for 231.25 feet to the Northeast corner of Lot 4 in said unrecorded Plat; thence South along the East line of said Lot 4 in said unrecorded plat for 143.6 feet; thence West for 231.25 feet to the place of beginning and containing a gross area of 0.76 acres.
A Six (6) foot public utility easement is reserved off the East 211.25 feet along the South line of the above described real estate.

The above described real estate is subject to a Twenty (20) foot access way and public utility easement more particularly described as follows: beginning at a the Southwest corner of the above described real estate; thence North along the West line of said real estate for 144.55 feet to a point on the North line thereof; thence South 89 degrees, 45 minutes and 53 seconds East along said North line for 51.25 feet; thence South for 20.0 feet; thence North 89 degrees, 45 minutes and 53 seconds West for 31.25 feet thence South for 118.55 feet to the South line of said real estate; thence West along the said line for 20.0 feet to the place of beginning, also subject to any other easements or right-of-ways of record.

Also a Twenty (20) foot access easement to the above described real estate herein described as follows: Part of the Southwest Quarter of the Southeast Quarter of Section Thirty-five (35), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point which is located by commencin at the Southwest corner of said quarter quarter section 561.80 feet to a point on the West line of the Thomas J. Champion II and Sarah J. Champion property, recorded in Deed Drawer #1, card 12962, in the office of the Recorder of Vanderburgh County, Indiana, from said point of beginning, thence North along said West line for 230.0 feet; thence East and parallel to said South line for 20.0 feet; thence South and parallel to the said West line through said Champion property for 230.0 feet to said South line; thence West along said South line for 20.0 feet to the aforementioned place of beginning.

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 site; city water and sanitary sewer are avialable to the site also.

2. FLOOD DATA: According to F.I.R.M. Panel 8 of 8, dated October 15, 1981, for the City of Evansville, the proposed site lies outside the 100 year flood plain.

3. SOIL TYPE - EROSION CONTROL: According to the soil survey for Vanderburgh County, Indiana, the soil type for the proposed site is Wb (Weinbach Silt Loam) 0 to 2% slopes, slow runoff and Gr (Ginat Silt Loam) 0 to 2% slopes, slow runoff; slopes of 0% - 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planing) 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 as shown on plat.

5. OWNER AND DEVELOPER: Robert H. & Anita Vowel, 518 Greenleaf Drive, Evansville, Indiana, 47710.

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