90-16866

MS-79

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

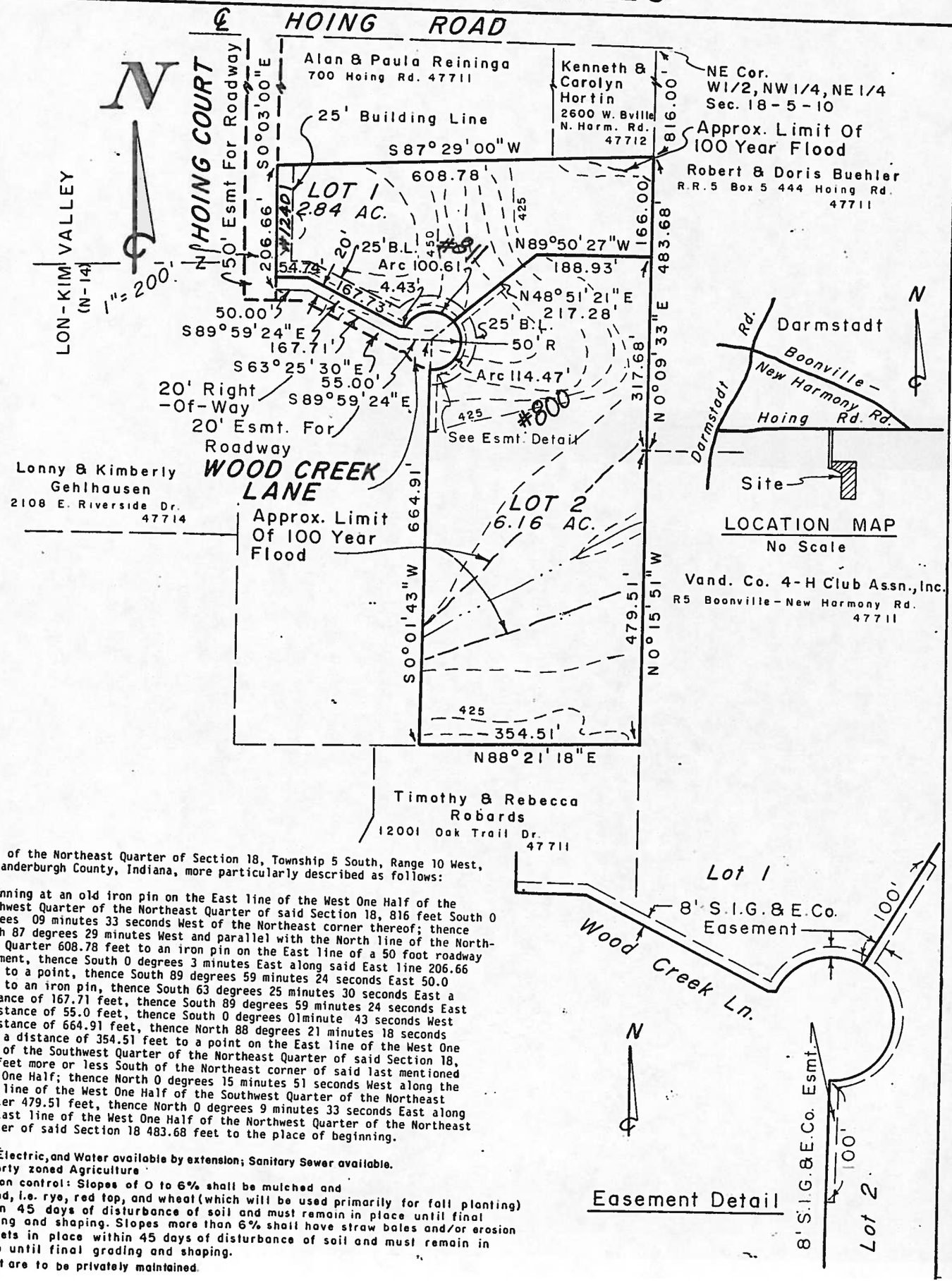
AUG 21 1990

Sam Humphrey
AUDITOR
4625

RECEIVED FOR RECORD
at 10:01 A.M.
AUGUST 21 1990
Plat Drawer MS
Card 79
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

JOSEPH ROSS ESTATES



Part of the Northeast Quarter of Section 18, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at an old iron pin on the East line of the West One Half of the Northwest Quarter of the Northeast Quarter of said Section 18, 816 feet South 0 degrees 09 minutes 33 seconds West of the Northeast corner thereof; thence South 87 degrees 29 minutes West and parallel with the North line of the Northeast Quarter 608.78 feet to an iron pin on the East line of a 50 foot roadway easement, thence South 0 degrees 3 minutes East along said East line 206.66 feet to a point, thence South 89 degrees 59 minutes 24 seconds East 50.0 feet to an iron pin, thence South 63 degrees 25 minutes 30 seconds East a distance of 167.71 feet, thence South 89 degrees 59 minutes 24 seconds East a distance of 55.0 feet, thence South 0 degrees 01minute 43 seconds West a distance of 664.91 feet, thence North 88 degrees 21 minutes 18 seconds East a distance of 354.51 feet to a point on the East line of the West One Half of the Southwest Quarter of the Northeast Quarter of said Section 18, 480 feet more or less South of the Northeast corner of said last mentioned West One Half; thence North 0 degrees 15 minutes 51 seconds West along the East line of the West One Half of the Southwest Quarter of the Northeast Quarter 479.51 feet, thence North 0 degrees 9 minutes 33 seconds East along the East line of the West One Half of the Northwest Quarter of the Northeast Quarter of said Section 18 483.68 feet to the place of beginning.

Gas, Electric, and Water available by extension; Sanitary Sewer available.
Property zoned Agriculture
Erosion control: 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. Slopes 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.
Street are to be privately maintained.

SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, 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, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 865 *

DATE Aug 13, 1990

IN No. 7964 Evansville, IN

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Article 12, Chapter 8, Section 1 Through 34 Of The Indiana Administrative Code And Accordingly Under My Supervision. This Is A Class C Survey With A Theoretical Uncertainty Of 0.50 Feet As Determined By Sub-Section 7d, Section 7 Of Subject Code.

OWNERS CERTIFICATE

Larry & Tamra May & Robert & Jennifer May, 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 Joseph Ross Estates.

Robert S. May
11131 Blue Grass Rd. 47711

Jennifer L. May

Larry D. May
4338 N. Congress Ave. 47711

Tamra May

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 13th DAY OF August 1990.

MY COMMISSION EXPIRES:

Barbara A. Runyon
NOTARY PUBLIC

BARBARA A. RUNYON
NOTARY PUBLIC STATE OF INDIANA
VANDERBURGH COUNTY
MY COMMISSION EXP. MAR 13, 1992

NOTARY PUBLIC SEAL INDIANA

RESIDENT OF Vanderburgh COUNTY

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 AUG 21, 1990.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE AUG. 21, 1990

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

8950