91-08741

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 25 1991 3208

Sam Humphrey
AUDITOR

MS-98

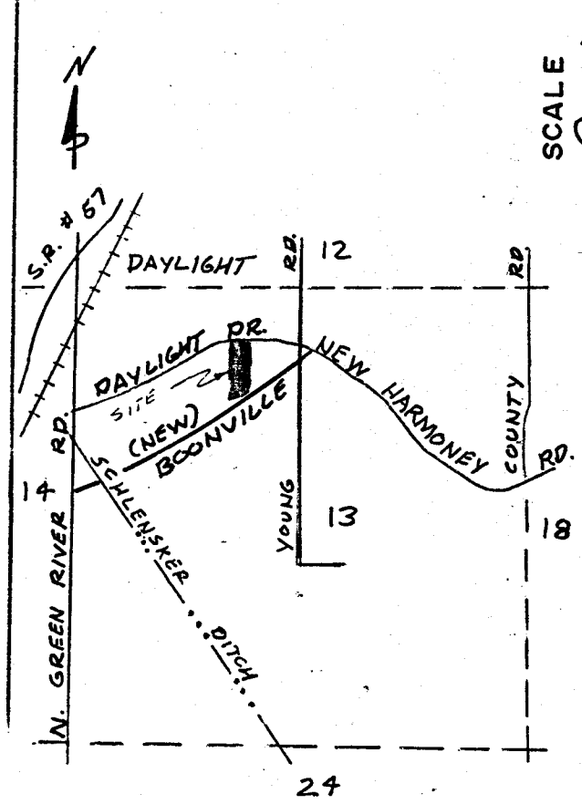
RECEIVED FOR RECORD
at 11:16 A.M.
APRIL 25 1991
Plat Drawer MS
Card 98
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

BLOSSOM SUBDIVISION

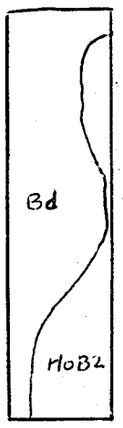
WILBUR YOUNG
5200 DAYLIGHT DR.
EVANSVILLE, IN. 47711

LARRY ROTH
5546 DAYLIGHT DR.
EVANSVILLE, IN 47711



LOCATION MAP

SCALE 1" = 2000



SOIL SURVEY MAP

SCALE 1" = 300'

FRANCIS SHEA - BISHOP
OF CATHOLIC DIOCESE
OF EVANSVILLE
4200 N. KENTUCKY AVE.
EVANSVILLE, IN. 47711

IRON
S.W. COR.
W. ½, N.E. ¼, N.W. ¼
SEC. 13, T-5-S, R-10-W

WILBERT E. FEHD
R.R. 3 BOX 276 YOUNG RD.
EVANVILLE, IN. 47711

SHEET NO. 1

SURVEYORS CERTIFICATE

I, Fred J. Kuester, 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 4-10-91

Fred J. Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

GREG LANTAFF, 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 BLOSSOM SUBDIVISION

X Greg Lantaff

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 12 DAY OF April 1991.

MY COMMISSION EXPIRES: 12/25/94

Cheryl Schapker
NOTARY PUBLIC

Cheryl Schapker
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 25, 1991.

PRESIDENT Alfred H. Bauer Jr.

EXECUTIVE DIRECTOR Barbara S. Cunningham

PLAT RELEASE APRIL 25, 1991

EXECUTIVE DIRECTOR Barbara S. Cunningham

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

LEGAL DESCRIPTION

Part of the West half of the Northeast quarter of the Northwest quarter of Section thirteen (13), Township five (5) South, Range ten (10) West in Vanderburgh County, Indiana and more particularly described as follows:
Commencing at the Southwest corner of said half quarter quarter section; thence North 89 degrees 00 minutes 00 seconds East along the South line of said half quarter quarter section four hundred fifty one and fifty nine hundredths (451.59) feet to an iron marking the initial point of beginning of the herein described real estate; thence North 00 degrees 20 minutes 39 seconds East seven hundred twenty and twenty four hundredths (720.24) feet to an iron in the center line of the Daylight Drive; thence in an easterly direction along the said center line on a 300 foot radius curve to the right an arc distance of sixty two and fifty hundredths (62.50) feet to the end of said curve; thence South 87 degrees 34 minutes 03 seconds East along the said center line one huhdred twenty and ninety hundredths (120.90) feet to an iron on the East line of said half quarter quarter section; thence South 00 degrees 16 minutes 18 seconds West five hundred sixty eight and twenty one hundredths (568. 21) feet to a point on the Northwest right-of-way line of the Boonville-New Harmony Road; thence South 43 degrees 53 minutes 48 seconds West along said right-of-way line two hundred five and eleven hundredths (205.11) feet to a point on the South line of said half quarter quarter section; thence South 89 degrees 00 minutes 00 seconds West along said South line forty four and seventy hundredths (44.70) feet to an iron at the point of beginning.
Containing 2.794 acres more or less.
Subject to all legal right-of-ways and/or easements.

General Notes:

1) Owner/Developer: Greg Lantaff; 11626 Petersburg Road, Evansville, Indiana 47711

2) Utilities: Southern Indiana Gas and Electric service is available, Evansville city water, septic tanks

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i,e. rye top & 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 bails and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: A portion of the property lies in zone B (500 year flood boundary) according to Firm panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above 100 year flood elevation as determined by Vanderburgh County Building Commissioner.

6) Soil Data: Hob2-Hosmer silt loam, 2% to 6% slopes, eroded.
Bd-Birds Silt loam.

7) Access from Daylight Drive only.