91-10911

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 16 1991 3858

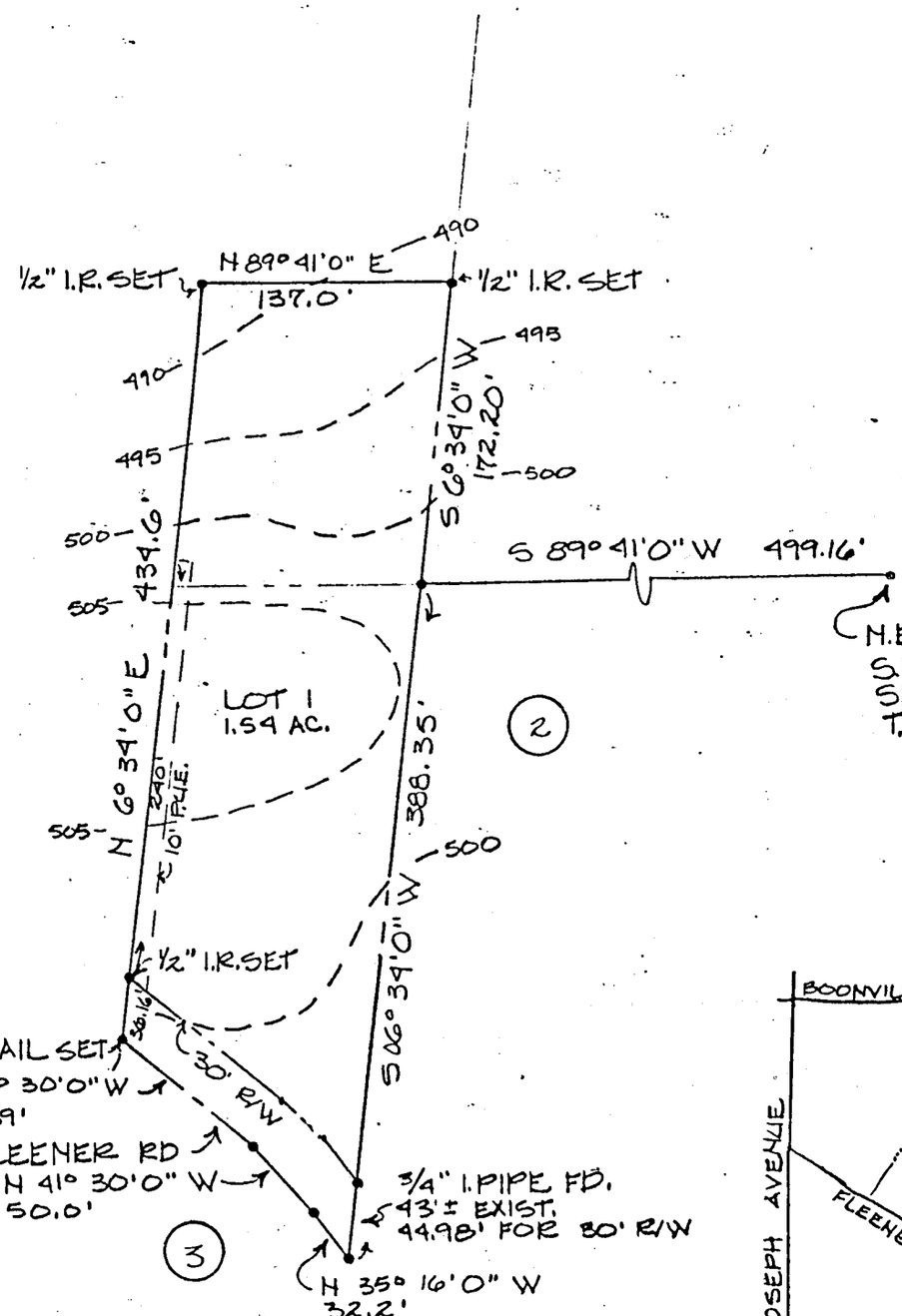
Sam Humphrey
AUDITOR

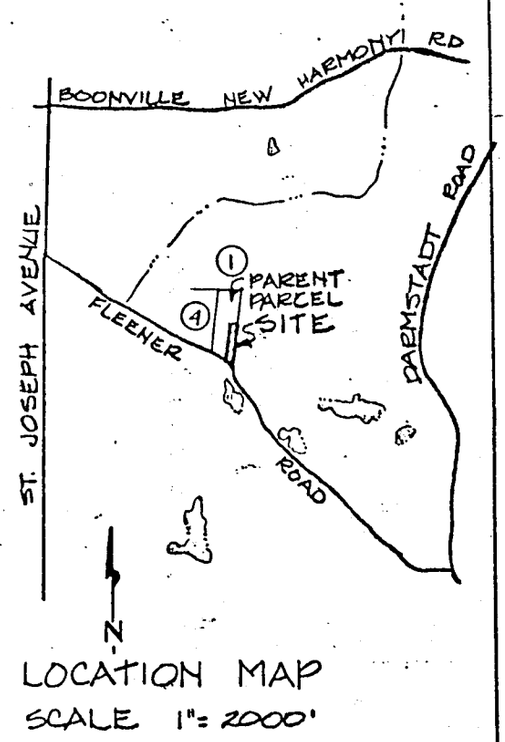
MS-102

RECEIVED FOR RECORD
at 3:13 P.M.
MAY 16 1991
Plat Drawer MS
Card 102
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

LARKIN LOTTES ESTATE





SURVEYORS CERTIFICATE

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 APRIL 25, 1991

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0035 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Howard and Doris Lottes , 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 Larkin Lottes Estate

Howard A. Lottes

Howard A. Lottes
1935 Fleener Road
Evansville, IN 47711
812/867-2187

Doris Lottes

Doris Lottes
1935 Fleener Road
Evansville, IN 47711
812/867-2187

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.

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 25 DAY OF April 1991.

MY COMMISSION EXPIRES: 5-15-92

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Judith Woodall
PRINTED

NOTARY PUBLIC 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 MAY 16, 1991.

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE MAY 16, 1991

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LEGAL DESCRIPTION

Part of the East Half of the Northwest Quarter of Section 13, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Southeast Quarter of the Northwest Quarter of said Section 13; thence South 89° 41' West 499.16 feet to the true point of beginning; thence

1st: South 6° 34' 00" West 388.35 feet to the centerline of Fleener Road; thence along said centerline for the following three courses

2nd: North 35° 16' West 32.2 feet; thence

3rd: North 41° 30' West 50.00 feet; thence

4th: North 49° 30' West 93.39 feet; thence

5th: North 6° 34' East 434.6 feet; thence

6th: North 89° 41' East 137.00 feet; thence

7th: South 6° 34' 00" West 172.20 feet to the true point of beginning, containing 1.54 acres, more or less.

General Notes:

1. Owner/Developer: Howard and Doris Lottes; 1935 Fleener Road; Evansville, Indiana 47711; 812/867-2187
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. Darmstadt sewer is available. A water well required.
3. 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation as determined by the Vanderburgh County Building Commissioner.
5. Adjacent Property Owners:
   ① Jeffrey and Maureen Ungethiem; 2035 Fleener Road; Evansville, IN 47711
   ② Joseph and Lorine Rexing; 1711 Big Cynthiana Road; Haubstadt, IN 47639
   ③ David P. Tenbarge; 1918 Fleener Road; Evansville, IN 47711
   ④ Raymond and Helen Krietemeyer; 2007 Fleener Road; Evansville, IN 47711
6. Zoning: Subject property is zoned AG.