91-11542

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 24 1991 4094

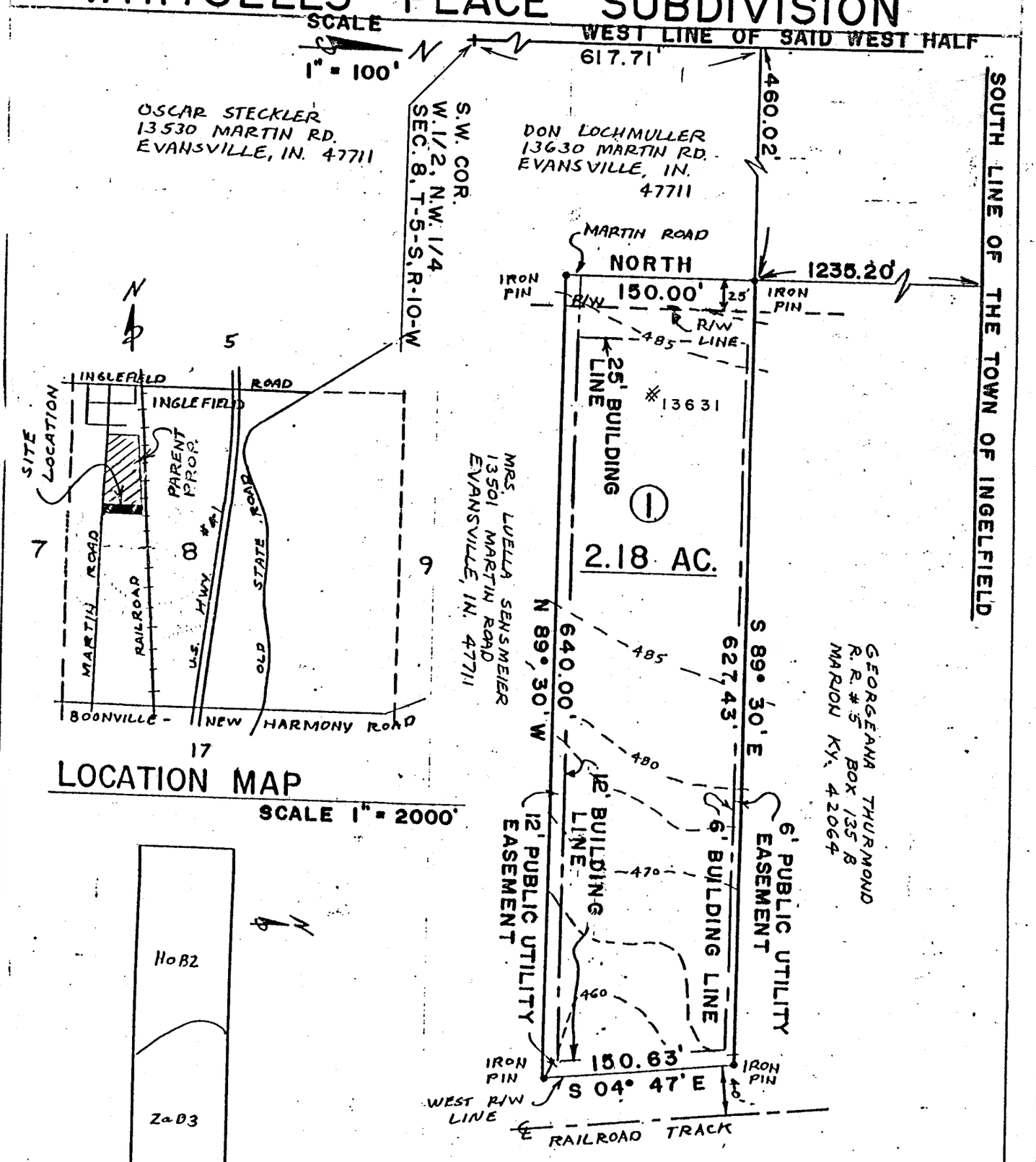
Sam Humphrey
AUDITOR

MS-104

RECEIVED FOR RECORD
at 9:35 A.M.
MAY 24 1991
Plat Drawer MS
Card 104
BOB STEELE, RECORDER
VANDERBURGH COUNTY

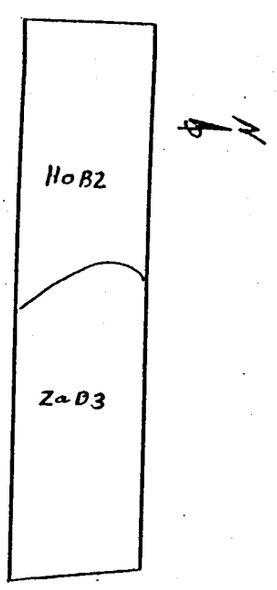
DO NOT WRITE IN SPACE ABOVE THIS LINE

WHITSELL'S PLACE SUBDIVISION



LOCATION MAP

SCALE 1" = 2000'



SOIL SURVEY MAP SCALE 1" = 200'

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 Apr. 29, 1991

Fred J Kuester

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

OWNERS CERTIFICATE

HOWARD & DEBRA WHITSELL, 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 WHITSELL'S PLACE SUBDIVISION

Howard Whitsell

Debra A. Whitsell

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Warrick 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 3rd DAY OF May 1991.

MY COMMISSION EXPIRES: May 25, 1994

NOTARY PUBLIC

Rachel L Mcleod
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC STATE OF 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 MAY 24, 1991.

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 24, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningham

OFFICIAL SEAL

LEGAL DESCRIPTION

Part of the West Half of the Northwest Quarter of Section (08), Township (05) South, Range (10) West, in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at an iron in "Martin Road" four hundred sixty and two hundredths (460.02) feet East and six hundred seventeen and seventy-one hundredths (617.71) feet North of the southwest corner of said west half, (said iron is 1235.20 feet South of the south line of the Town of Ingelfield); thence South 89 degrees 30 minutes East and parallel to the south line of said town six hundred twenty-seven and forty-three hundredths (627.43) feet to an iron on the west right-of-way line of a railroad; thence South 04 degrees 47 minutes East along said right-of-way line one hundred fifty and sixty-three hundredths (150.63) feet to an iron; thence North 89 degrees 30 minutes West and parallel to the south line of said town six hundred forty and no hundredths (640.00) feet to an iron in "Martin Road"; thence North and parallel to the west line of said west half one hundred fifty and no hundredths (150.00) feet to an iron at the point of beginning.

Containg 2.18 acres more or less.
Subject to all legal right-of-ways and or easements.

General Notes:

1) Owner/Developer: Howard and Debie Whitsell
1315 Emerald Court
Evansville, Indiana 47710

2) Utilities: Southern Indiana Gas and Electric Service is available, Evansville City Water , Darmstadt Sanitary Sewers.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, 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: All property is located outside the 100 year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 fo Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Coom.

6) Soil Data: HoB2- Hosmer silt loam, 2 to 6 percent slopes, eroded
ZaD3- Zanesville silt loam, 12 to 18 percent slopes, severely eroded.

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.