91-12088

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 31 1991 4222

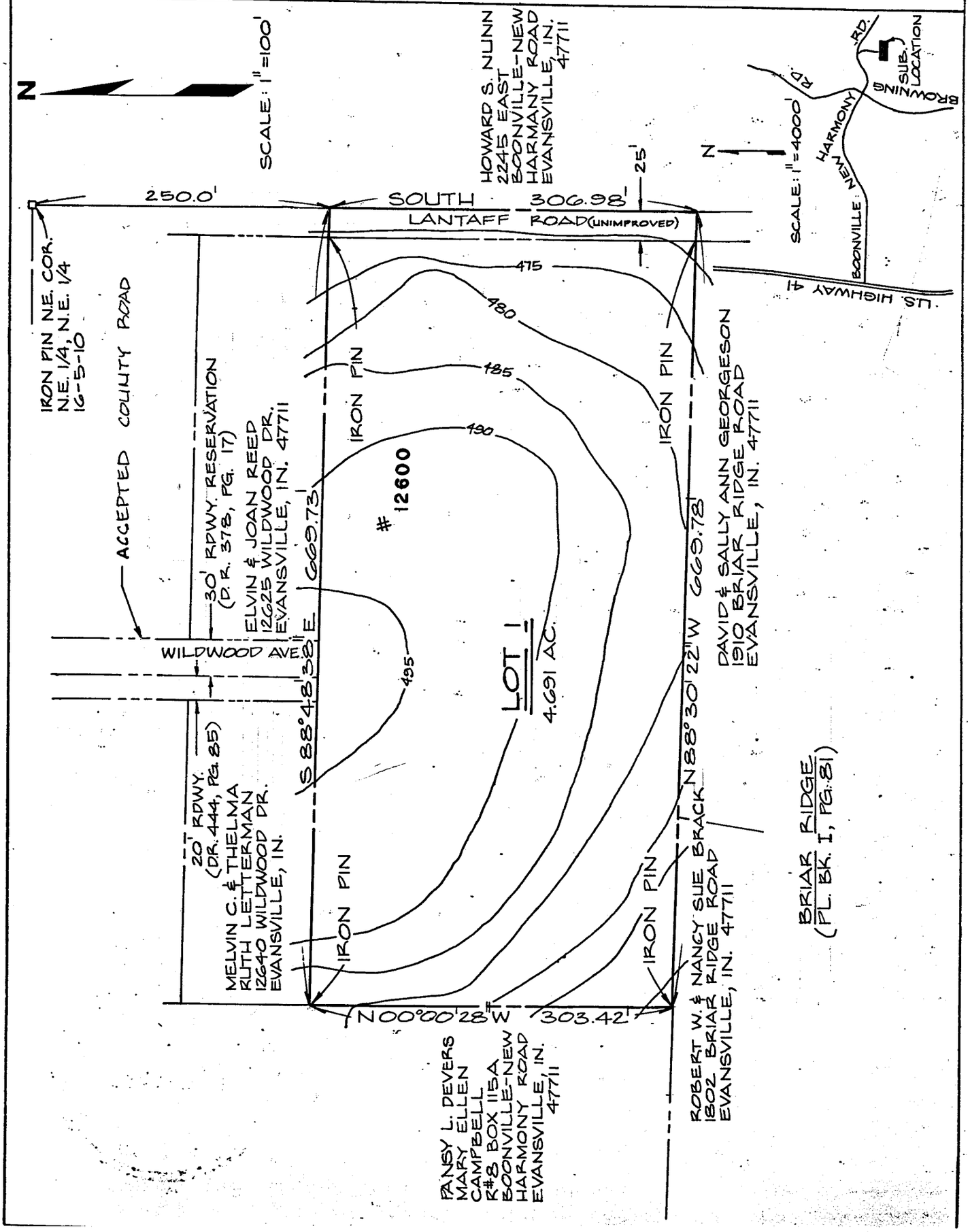
Sam Humphrey
AUDITOR

MS-106

RECEIVED FOR RECORD
at 11:22 A.M.
MAY 31 1991
Plat Drawer MS
Card 106
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

THORNRIDGE MINOR SUBDIVISION



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, James Q. Morley, 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 May 10, 1991

James Q. Morley, L.S.
Registration No. 12629

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Phillip W. Garrison, 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 Thornridge Minor Subdivisi

Phillip W. Garrison
6700 Darmstadt Road
Evansville, IN 47710

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 10th DAY OF May 1991.

MY COMMISSION EXPIRES: 2/10/93

Terry A. Campbell
NOTARY PUBLIC

Terry A. Campbell
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 MAY 31, 1991.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 31, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

THORNRIDGE MINOR SUBDIVISION

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section Sixteen (16), Township Five (5) South, Range Ten (10) West, lying in Vanderburgh County, Indiana and being more particularly described as follows:

> Beginning at a point on the East line of said quarter quarter section which lies 250.0 feet South of the Northeast corner thereof; thence South along the East line of said quarter quarter section for 306.98 feet to a stone; thence North 88 degrees 30 minutes and 22 seconds West for 669.78 feet; thence North zero degrees, zero minutes and 28 seconds West for 303.42 feet; thence South 88 degrees, 48 minutes and 38 seconds East and parallel with the North line of said quarter quarter section for 669.73 feet to the place of beginning and containing 4.691 acres.

The above described real estate is subject to a right-of-way Twenty-five (25) feet wide off of the East side thereof for a roadway.

Also, subject to any legal rights-of-way and easement of record.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 18026 0025 B, dated March 19, 1982, no portion of the site is within the designated 100 year flood zone.

Utilities: Water is available to the site. Septic system will be installed.

Zoning: The subject property and all abutting property is currently zoned AG.

Temporary Erosion Control:

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

- Slopes of more than 6% shall be mulched and seeded and 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.