91-13649

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 17 1991

4780

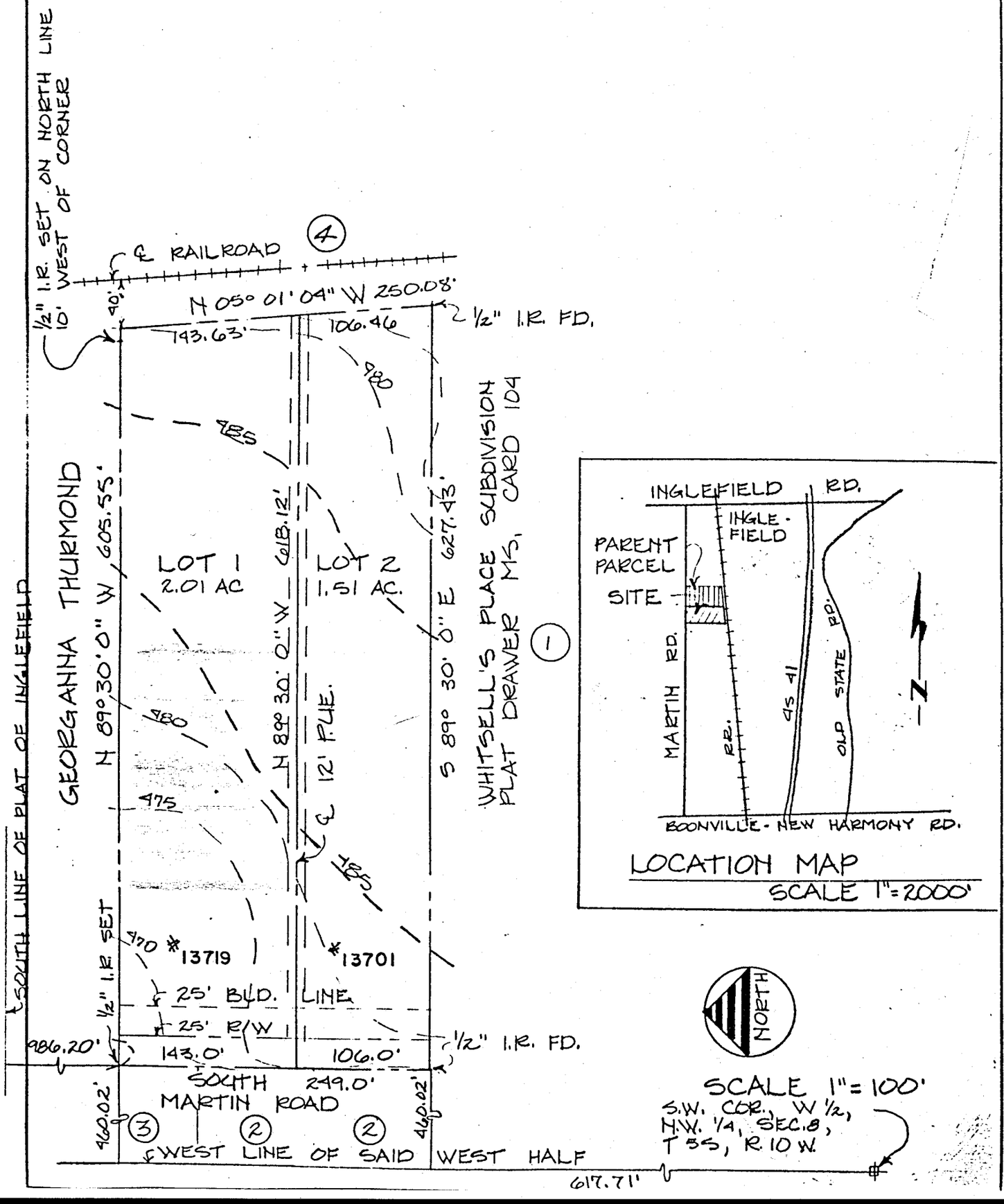
Sam Humphrey
AUDITOR

MS-109

RECEIVED FOR RECORD
at 3:15 P.M.
JUNE 17, 1991
Plat Drawer MS
Card 109
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

MILLS-CASHEN ACRES



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, 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 5-25-91

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0005 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Georganna Thurmond, 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 Mills-Cashen Acres.

Georganna Thurmond

Georganna Thurmond
P.O. Box 3
Inglefield, IN 47618

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 May, 199 1

MY COMMISSION EXPIRES: 5/15/92

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick 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 JUNE 17, 1991.

PRESIDENT Alfred N. Brown, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JUNE 17, 1991

EXECUTIVE DIRECTOR Barbara L. 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.

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the West Half of the Northwest Quarter of Section 8, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the West Half of said Northwest Quarter Section; thence

Beginning at a point in the West line of said West Half of said Northwest Quarter said point being distant North 617.71 feet from the Southwest corner of said West Half of said Northwest Quarter; thence East 460.02 feet to the true point of beginning, said point also being the Northwest corner of WHITSELL'S PLACE SUBDIVISION, as per plat recorded in Plat Drawer MS, Card 104 in the office of the Recorder of Vanderburgh County, Indiana; thence along the North line of said WHITSELL'S PLACE SUBDIVISION

1st: South 89° 30' East 627.43 feet to the West right of way of the C&EI Railroad (80 feet wide); thence along said West right of way line

2nd: North 05° 01' 04" West 250.08 feet; thence

3rd: North 89° 30' West 605.55 feet to the center of the right of way of Martin Road; thence along the center of said right of way

4th: South 249.00 feet to the point of beginning, containing 3.52 acres, more or less.

General Notes:

1. Owner/Developer: Georganna Thurmond; P.O. Box 3; Inglefield, Indiana 47618; 812/867-0859 (Daughter - Gaylene Wilson phone number)
2. Utilities: Southern Indiana Gas and Electric service is available. Darmstadt sewer service is available. Evansville water service is available.
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 or 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. Zoning: Subject property is zoned Ag.
5. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Data:
   HoB2 - Hosmer silt loam.
   ZaD3 - Zanesville silt loam.
7. Adjacent property owners:
   1 Howard and Debbie Whitsell; 13631 Martin Road; Evansville, IN 47711.
   2 Timothy and Cathy Ogg; 13700 Martin Road; Evansville, IN 47711.
   3 Joseph and Debora Roper; 4814 N. Kentucky Avenue; Evansville, IN 47711.
   4 CSX/C&EI Mainline; 500 Water Street; Jacksonville, Florida 32202.