91-19203

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 20 1991 6628

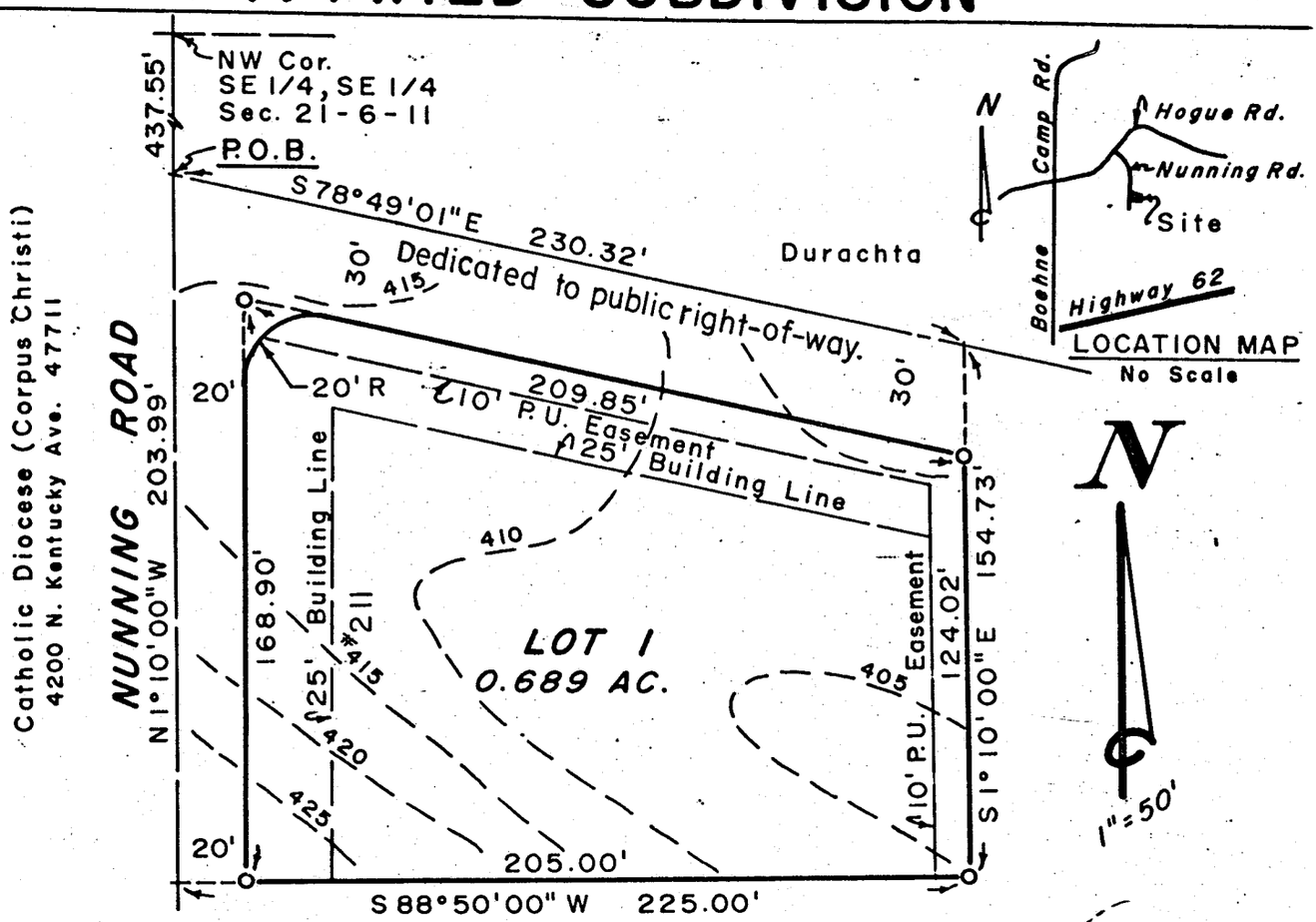
Sam Humphrey
AUDITOR

MS-113

RECEIVED FOR RECORD
at 10:26 A M.
Aug. 20 1991
Plat Drawer MS
Card 113
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

IVYWILD SUBDIVISION



Part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana described as follows:

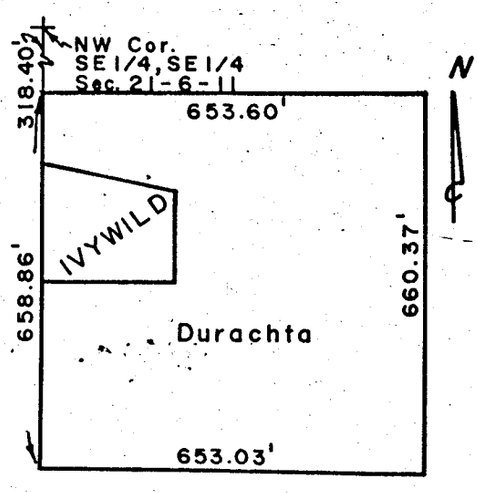
Beginning at a point on the West line of said quarter quarter section a distance of 437.55 feet South 1 degrees 10 minutes 00 seconds East of the Northwest corner thereof, thence South 78 degrees 49 minutes 01 second East a distance of 230.32 feet thence South 1 degree 10 minutes 00 seconds East a distance of 154.73 feet, thence South 88 degrees 50 minutes 00 seconds West a distance of 225.00 feet to a point in said West line, thence North 1 degree 10 minutes 00 seconds West a distance of 203.99 feet to the point of beginning and containing 0.926 acres more or less.

Subject to 20 feet off the West side of the above described real estate for Nunning Road.

Subject to 30 feet off the North side of the above described real estate for a roadway.

Erosion Control: Slopes of 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 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.

City water, electric and sanitary sewer available at site. Site is outside the 100 year flood zone.
Zoned: Agricultural.



PARENT TRACT
1" = 300'

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I BILLY T. NICHOLSON, 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, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 864,*

DATE Aug 7, 1991 Billy T. Nicholson

IN No. 7964 Evansville, IN

BILLY T. NICHOLSON No. 7964 STATE OF INDIANA LAND SURVEYOR

* Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class A survey with a theoretical uncertainty of 0.1 feet as determined by sub-section 7d, section 7 of subject code.

OWNERS CERTIFICATE

WE, DAVID M. & SUSAN L. ANDERSON, 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 IVYWILD SUBDIVISION.

David M. Anderson

Susan L. Anderson

115 Nunning Road
Evansville, IN 47712

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 8th DAY OF August, 1991.

MY COMMISSION EXPIRES: March 13, 1992

Barbara A. Runyon
NOTARY PUBLIC

BARBARA A. RUNYON
PRINTED

RESIDENT OF Vanderburgh COUNTY

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN 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 August 20, 1991.

PRESIDENT Richard H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE August 20, 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.