92-02504

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 29 1992 501

Tom Humphrey
AUDITOR

MS-123

RECEIVED FOR RECORD
at 3:48 P.M.
JAN 29 1992
BOB STEELE, RECORDER
VANDERBURGH COUNTY
PLAT DRAWER MS
CARD 123

DO NOT WRITE IN SPACE ABOVE THIS LINE

LMS SUBDIVISION

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 06, Township 07 South, Range 11 West in Vanderburgh County, Indiana , and more particularly described as follows:

Beginning at a P.K. nail on the north line of said quarter section, which is North 87 degrees 52 minutes 06 seconds East a distance of twenty-six hundred ninety-four and twenty-one hundredths (2694.21) feet from the northwest corner thereof; thence North 87 degrees 52 minutes 06 seconds East thirty and no hundredths (30.00) feet to a P.K. nail; thence South 08 degrees 51 minutes 07 seconds East eight hundred fifty-one and fifty-six hundredths (851.56) feet to an iron; thence South 04 degrees 14 minutes 07 seconds East two hundred ninety-seven and ninety hundredths (297.90) feet to an iron; thence South 87 degrees 43 minutes 15 seconds West two hundred ninety and no hundredths (290.00) feet to an iron; thence North 00 degrees 50 minutes 25 seconds East two hundred eighty-seven and fifty hundredths (287.50) feet to an iron; thence North 85 degrees 24 minutes 43 seconds East two hundred thirty-nine and forty hundredths (239.40) feet to an iron; thence North 09 degrees 10 minutes 43 seconds West five hundred thirty-three and twenty-four hundredths (533.24) feet to an iron; thence North 14 degrees 26 minutes 02 seconds West three hundred twenty-five and four hundredths (325.04) feet to a P.K. nail on the north line of said quarter section; thence North 87 degrees 52 minutes 06 seconds East thirty and no hundredths (30.00) feet to an iron at the point of beginning.

Containing 2.50 acres more or less
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner/Developer: David Nurrenbern
8511 Broadway Avenue , Evansville, IN 47712

2) Utilities: Southern Indiana Gas and Electric service is available. Private field beds & Evansville City water

3) Zoning: Subject property is zoned Agriculture

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i,e. rye, red 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 bales 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 100 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Building Commissioner.

6) Soil Data: WeD3-Wellston Silt Loam 12% to 18% Severely eroded
AIC3-Alford Silt Loam 6% to 12% Severely eroded
AIB2-Alford Silt Loam 2% to 6% eroded

AREA PLAN COMMISSION OFFICIAL FORM

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 1-7-92 Fred J Kuester

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

OWNERS CERTIFICATE

David R. and Carol A. Nurrenbern 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 LMS

David R Nurrenbern

David R. Nurrenbern
8511 Broadway Ave
Evansville, Ind
47712

Carol A Nurrenbern

Carol A. Nurrenbern
8511 Broadway Ave.
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 10th DAY OF JANUARY 1992.

MY COMMISSION EXPIRES: 07.29.94

T S Roy
NOTARY PUBLIC

TERESA S. ROY
PRINTED

RESIDENT OF VANDERBURGH COUNTY

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 JANUARY 29 1992.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JANUARY 29, 1992

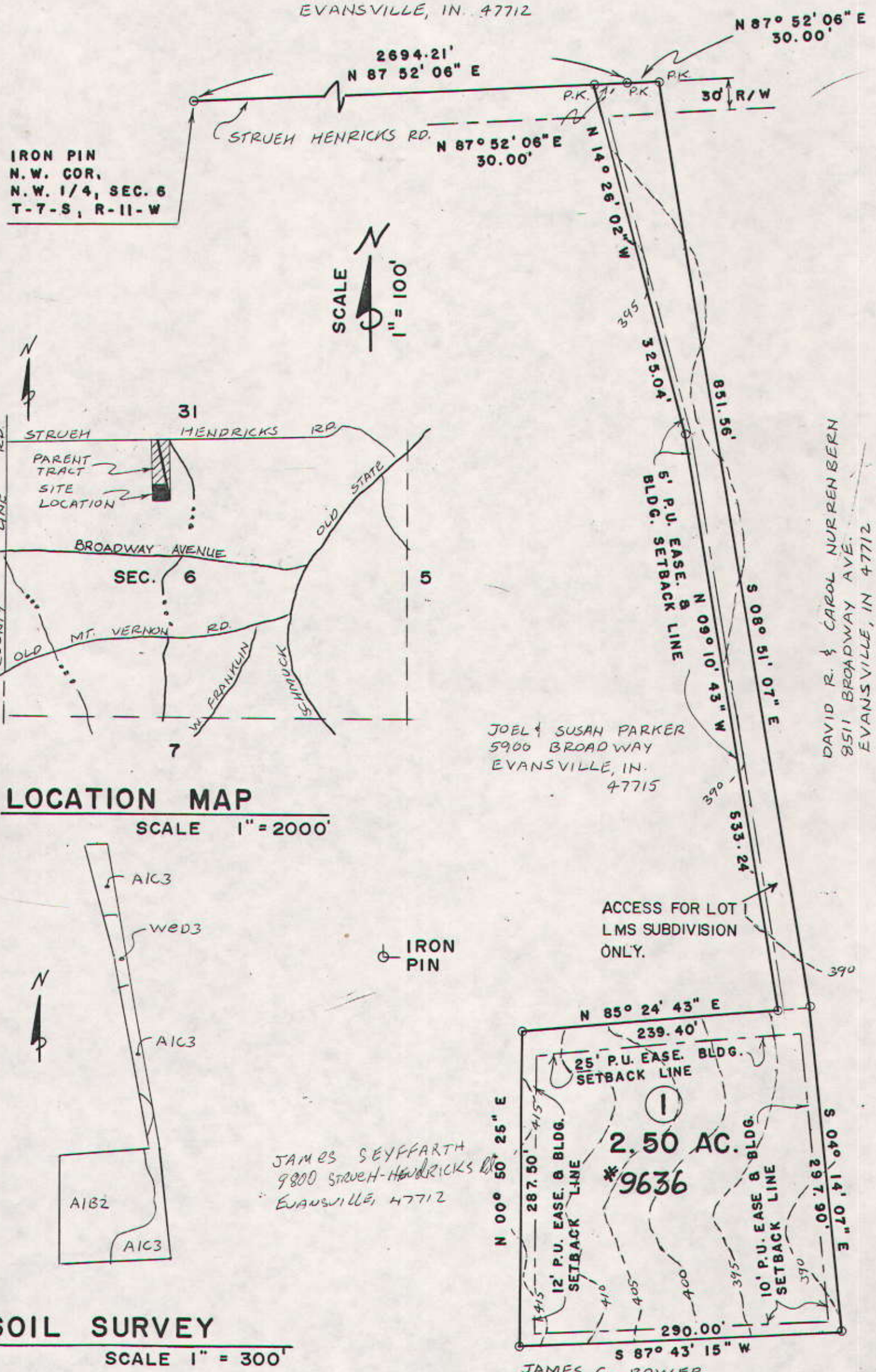
EXECUTIVE DIRECTOR Barbara L. Cunningham

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

ROBERT CREEK
9501 STRUEH HENDRICKS RD.
EVANSVILLE, IN. 47712



DAVID R. & CAROL NURRENBERN
8511 BROADWAY AVE.
EVANSVILLE, IN 47712

JOEL & SUSAN PARKER
5900 BROADWAY
EVANSVILLE, IN.
47715

JAMES SEYFFARTH
9800 STRUEH-HENDRICKS RD
EVANSVILLE, 47712

JAMES C. BOWER
C/O BETTY BOWER AGENT
4000 BELLMEADE AVE.
EVANSVILLE, IN. 47715

LOCATION MAP

SCALE 1" = 2000'

SOIL SURVEY

SCALE 1" = 300'