92-07748

92-07748

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 19 1992 1481

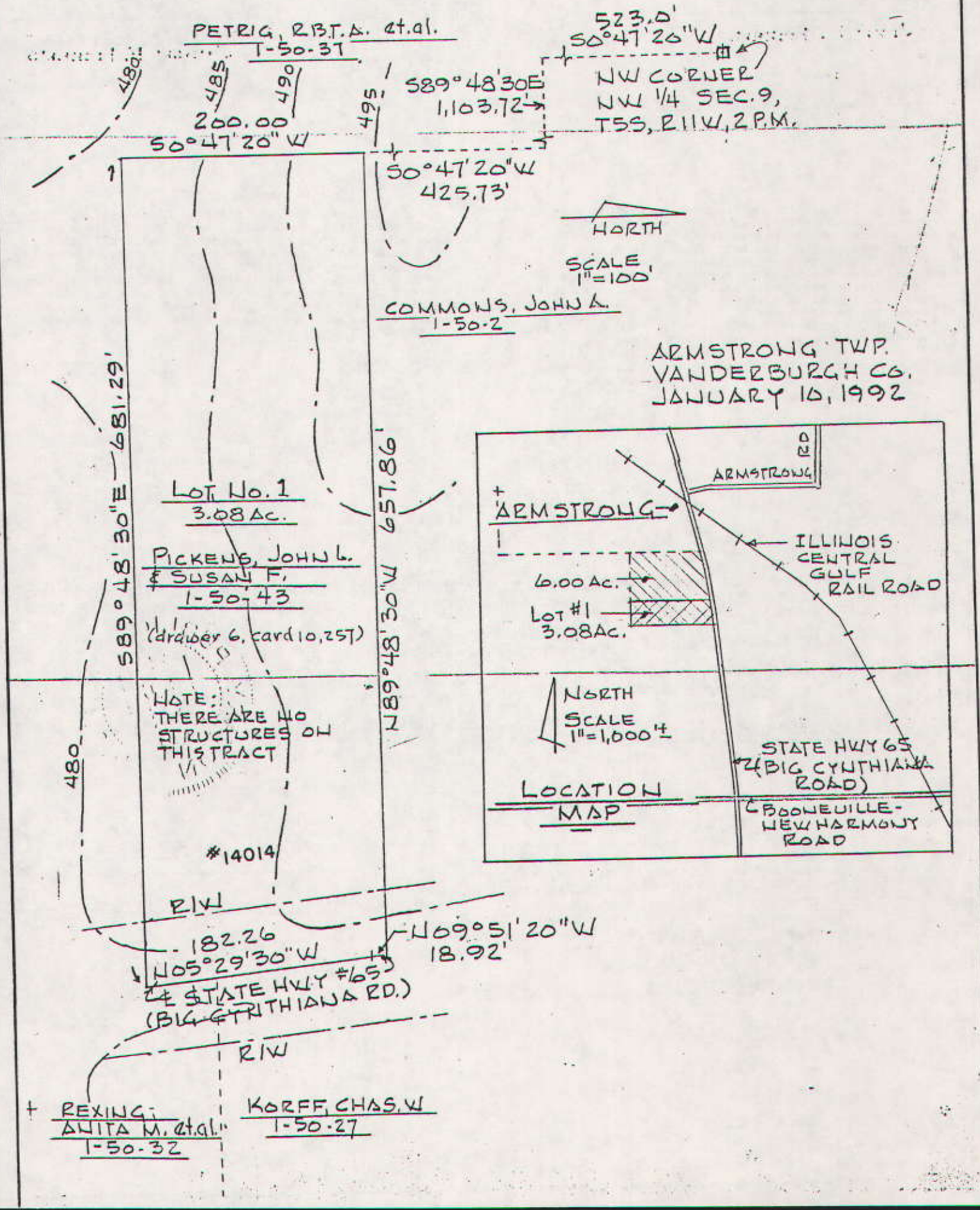
Sam Humphrey
AUDITOR

MS-126

RECEIVED FOR RECORD
at 4:25 P.M.
MAR 19 1992
Plat Drawer MS
Card 126
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

PICKENS PLACE



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, STEVEN E. HAHN, 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 JANUARY 13, 1992 Steven Hahn

STEVEN E. HAHN REGISTERED No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

JOHN L. PICKENS
SUSAN F. PICKENS

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 PICKENS PLACE

JOHN L. PICKENS

Susan F. Pickens
SUSAN F. PICKENS

Roger W. Prehara
ROGER W. PREHARA

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 11th DAY OF February 1992.

MY COMMISSION EXPIRES: 5-23-94 DENISE M. KERNER NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY MY COMMISSION EXP. MAY 23,1994

Denise M. Kerner
NOTARY PUBLIC

DENISE M. KERNER
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 3-19, 1992.

PRESIDENT Richard H. Bacon, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 3-19-92

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

PICKENS PLACE

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 9, Township 5 South, Range 11 West of the Second Principal Meridian in Armstrong Township, Vanderburgh County, Indiana more particularly described as:
Beginning at a point which is located by commencing at the Northwest corner of said Quarter Section and measuring S00-47-20W a distance of 523.0 feet, along the West line thereof, thence S89-48-30E a distance of 1,103.72 feet, thence S00-47-20W a distance of 425.73 feet, to the place of beginning, thence S00-47-20W a distance of 200.00 feet thence S89-48-30E a distance of 681.29 feet, to a point in the center of Big Cynthiana Road (S.R. No. 65), thence N05-29-30W a distance of 182.26 feet, along the center line, thence N09-51-20W a distance of 18.92 feet, along the center line, thence N89-48-30W a distance of 657.86 feet to the place of beginning containing 3.08 acres more or less.

GENERAL NOTES:

ZONING: Agricultural

UTILITIES: Gas and Electric is provided by Southern Indiana Gas and Electric. Telephone service is provided by Indiana Bell Telephone Co. Water is provided by the German Township Water Corp. No sanitary sewer is available. An approved on-site waste disposal system will be required.

FLOOD: None of the area lies within the 100 year flood zone according to FIRM Panel No. 180256 0075B for Vanderburgh County, Indiana. (Revised 3/19/82)

SOIL DATA:
AlB2 - Alford silt loam, 2 to 6 percent sloes, eroded
AlC3 - Alford silt loam, 6 to 12 percent slopes, severely eroded

TEMPORARY CONSTRUCTION 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 the disturbance of the soil and must remain in place until final grading and shaping. Slopes greater than 6% shall have straw bales and/or erosion blankets in place within five days.

OWNERS AND DEVELOPERS:
John L. & Susan F. Pickens
4355 Frame Road
Newburgh, Indiana
47630

SURVEYOR AND ENGINEER:
Steven E. Hahn, SO174, 14593
801 Mels Drive
Evansville, Indiana
47712