92-08837

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 3 0 1992/642

Tom Humphrey
AUDITOR

MS-128

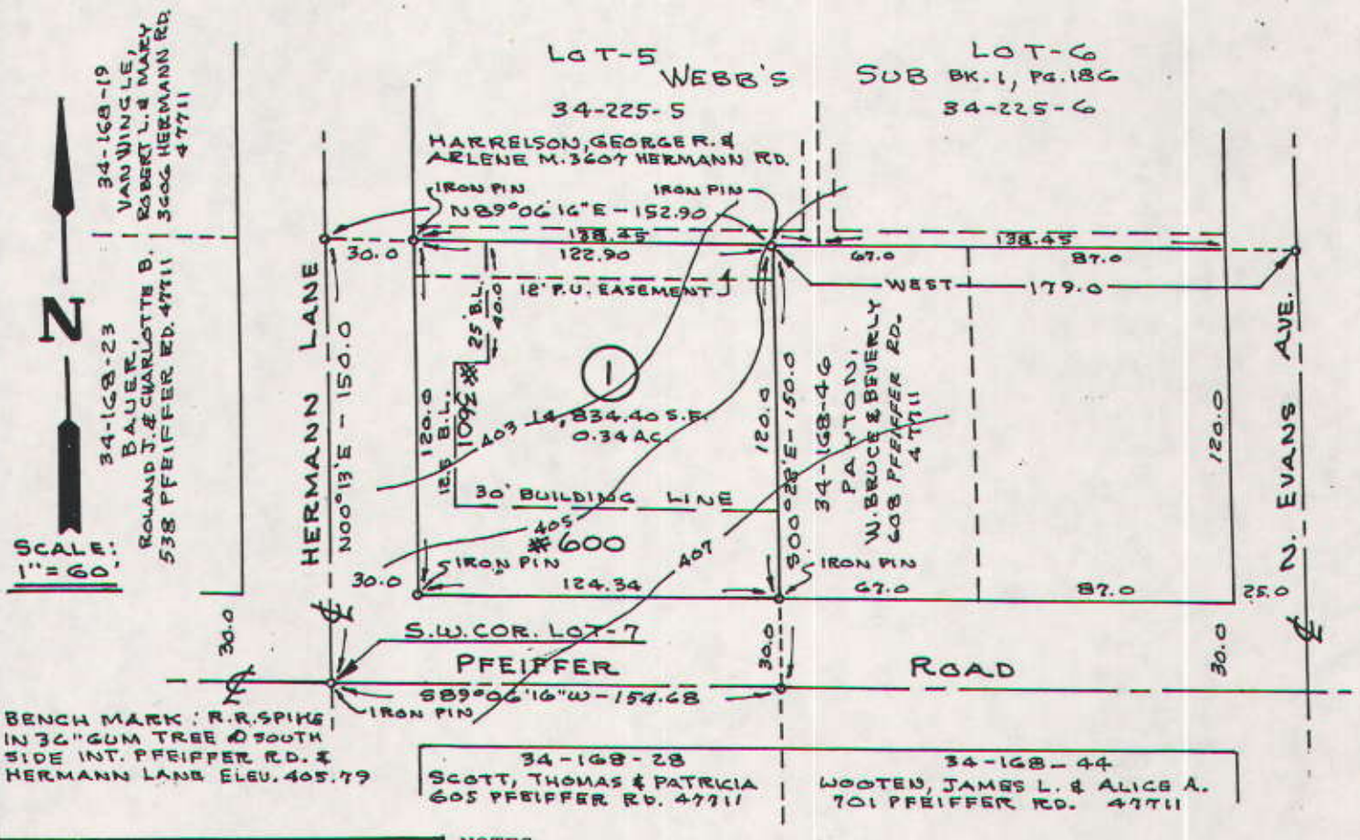
RECEIVED FOR RECORD
at 11:00 A.M.
MAR. 30 1992
Plat Drawer MS
Card 128
BOB STEELE, RECORDER
VANDERBURGH COUNTY

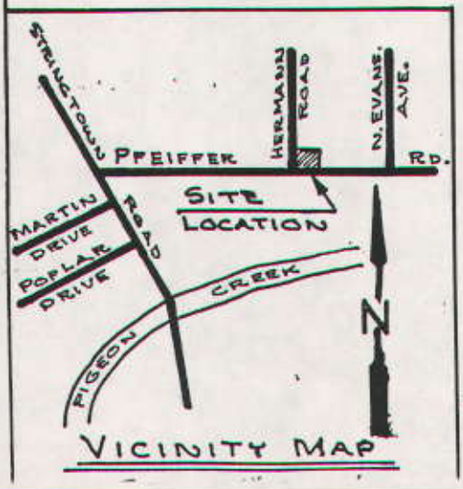
DO NOT WRITE IN SPACE ABOVE THIS LINE

MARKET PLACE

A subdivision of part of Lot Seven (7) in Crawford Bell's Subdivision of the Southeast Quarter and part of the Southwest Quarter of Section Eight (8), Township Six (6) South, Range Ten (10) West, an addition to the City of Evansville, as per plat thereof, recorded Plat Book A, pages 70, 71 and 72 and transcribed of record in Plat Book E, pages 92, 93 and 94 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Lot; thence North 00 degrees 13 minutes East along the West line thereof, 150.0 feet; thence North 89 degrees 06 minutes 16 seconds East, parallel to the South line thereof for 152.9 feet; to a point 179.0 feet West of the East line thereof, thence South 00 degrees 28 minutes East, parallel to the East line thereof for 150.0 feet to a point on the South line thereof, thence South 89 degrees 06 minutes West along the South line thereof, a distance of 154.68 feet to the place of beginning, containing 0.53 acres, more or less.





NOTES:

Flood Data: The subject site lies outside of the 100 year flood zone according to FIRM Panel 1 of 8, dated October 15, 1981, for the City of Evansville, Indiana.

Utilities: Gas, Electric Water and Sewer are available at the site.

Soil Type and Erosion Control: Alford Silt Loam, 6 to 12 percent slopes. Slopes more than 6 percent shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading.

Zoning: The subject and adjoining site are zoned R-1

- The extended radius of the inside of the access easement must be a minimum of 50.00' from the extended radius of the corner.

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, 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 February 17, 1992

Sam Biggerstaff

Sam Biggerstaff - L.S.
Indiana Reg. No. 9838

OWNERS CERTIFICATE

I, Eloise Market, 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 Market Place

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

Eloise Market

Eloise Market
757 E. Virginia Street
Evansville, Indiana 47711

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 20th DAY OF February 1992.

MY COMMISSION EXPIRES:
June 9, 1992

Lucille V Biggerstaff
NOTARY PUBLIC

Lucille V. Biggerstaff
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 3-30, 1992.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE 3-30-92

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL