92-08838
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

1643

MAR 3 0 1992

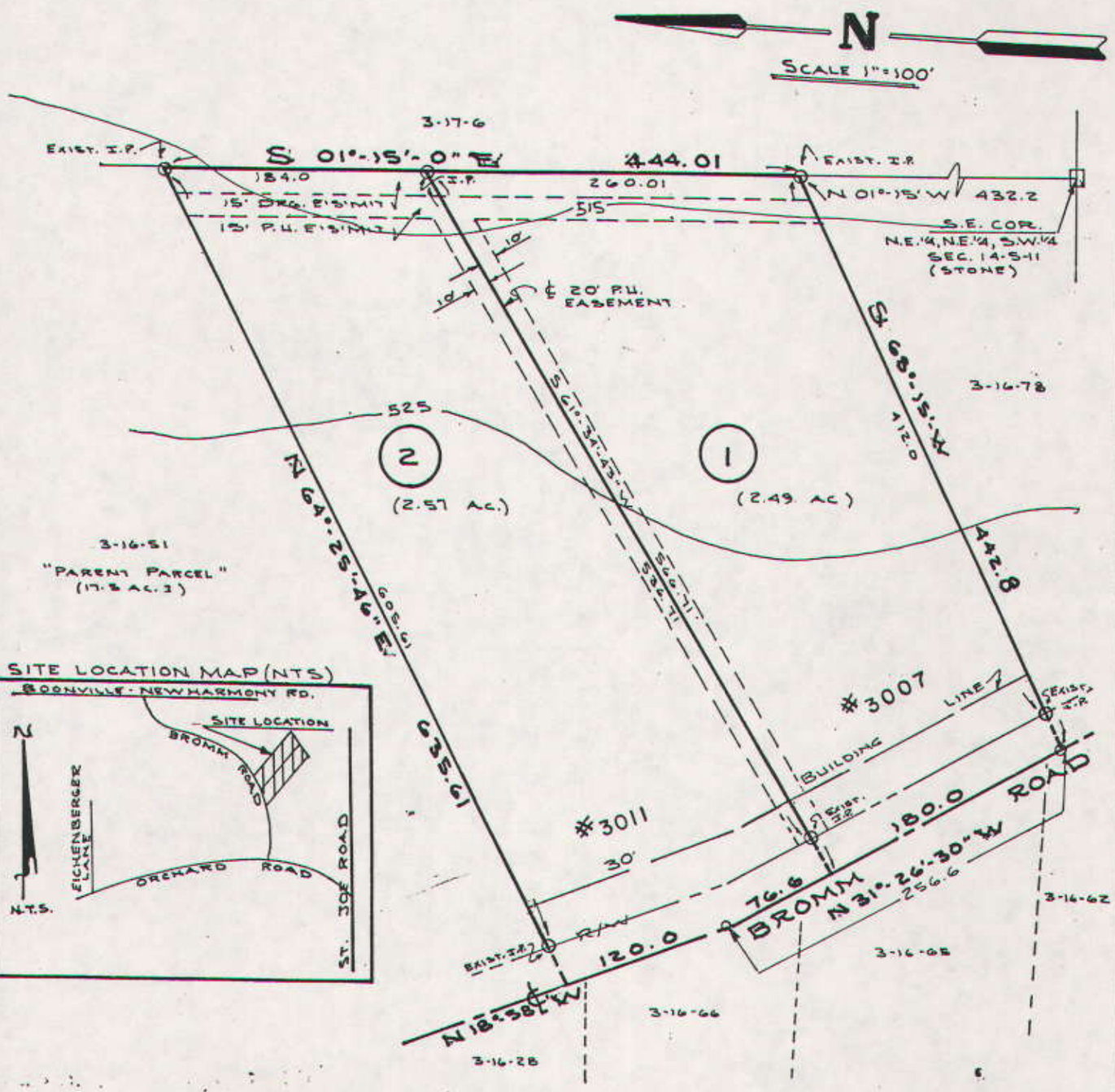
Tom Humphrey
AUDITOR

MS-129

RECEIVED FOR RECORD
at 11:01 A.M.
MAR 30 1992
Plat Drawer MS
Card 129
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

PAKANA ACRES



SITE LOCATION MAP (NTS)

ADJOINING PROPERTY OWNERS:

3-17-6 - WORTMAN - 2400 ORCHARD ROAD 47712
3-16-51 - PHILLIPS (OWNERS)
3-16-28 - NICHOLSON - 3030 BROMM ROAD 47712
3-16-66 - TALLEY - 3010 BROMM ROAD 47712
3-16-65 - PARMENTER - 3008 BROMM ROAD 47712
3-16-62 - LAWRENCE - 3000 BROMM ROAD 47712
3-16-78 - HOUCHIN - 2939 BROMM ROAD 47712

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 March 3, 1992

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

David & Jeanette Phillips, 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 Pakana Acres

David E Phillips
David Phillips

Jeanette M Phillips
Jeanette Phillips

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 12th DAY OF March 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. Dana, 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

NOTES: (These Notes are Required By the Area Plan Commission)

1) UTILITIES: According to S.I.G. & E. Co., gas and electric power are available to the proposed site; water to the subject real estate is furnished by the German Township Water District; since Sanitary Sewers are not available, a certified Septic System will be utilized.

2) FLOOD: According to F.I.R.M. panel 75 of 100, dated August 5, 1991, for Vanderburgh County, Indiana the proposed site lies outside of the 100 year flood zone.

3) SOIL TYPE: According to the Soil Survey of Vanderburgh County, Indiana the Soil types for the subject real estate are WeE2 (Wellston Silt Loam 18 to 25% slopes, eroded) and HoB2 (Hosmer Silt Loam, 2 to 6% eroded).

4) EROSION CONTROL: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 5 days of disturbance of soil and must remain in place until final grading and shaping.

   Slopes of more than 6% shall be mulched and seeded and 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.

5) ZONING: The subject real estate as well as the adjoining properties are zoned agricultural.

6) OWNER & DEVELOPER: David & Jeanette Phillips, 3015 Bromm Road, Evansville, Indiana 47712

DESCRIPTION (PAKANA ACRES)

A part of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section Fourteen (14), Township Five (5) South, Range Eleven (11) West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a point on the East line of said Quarter Quarter Quarter section, which is located North 1 degree 15 minutes East a distance of 432.2 feet from the Southeast corner thereof; from said place of beginning South 68 degrees, 15 minutes West for 442.8 feet to a point in the center of Bromm Road; thence along the center of said road North 31 degrees, 26 minutes, 30 seconds West for 256.60 feet; thence continuing along the center of said road North 18 degrees, 58 minutes West for 120.0 feet; thence North 64 degrees 25 minutes 46 seconds EAST for 635.61 feet to a point on the East line of said Quarter Quarter Quarter Section; thence SOUTH 1 degree, 15 minutes EAST along said Quarter Quarter Quarter Section for 444.01 feet to the aforementioned place of beginning and containing 5.06 acres, more or less.