92-09047

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 3 1 1992

1691

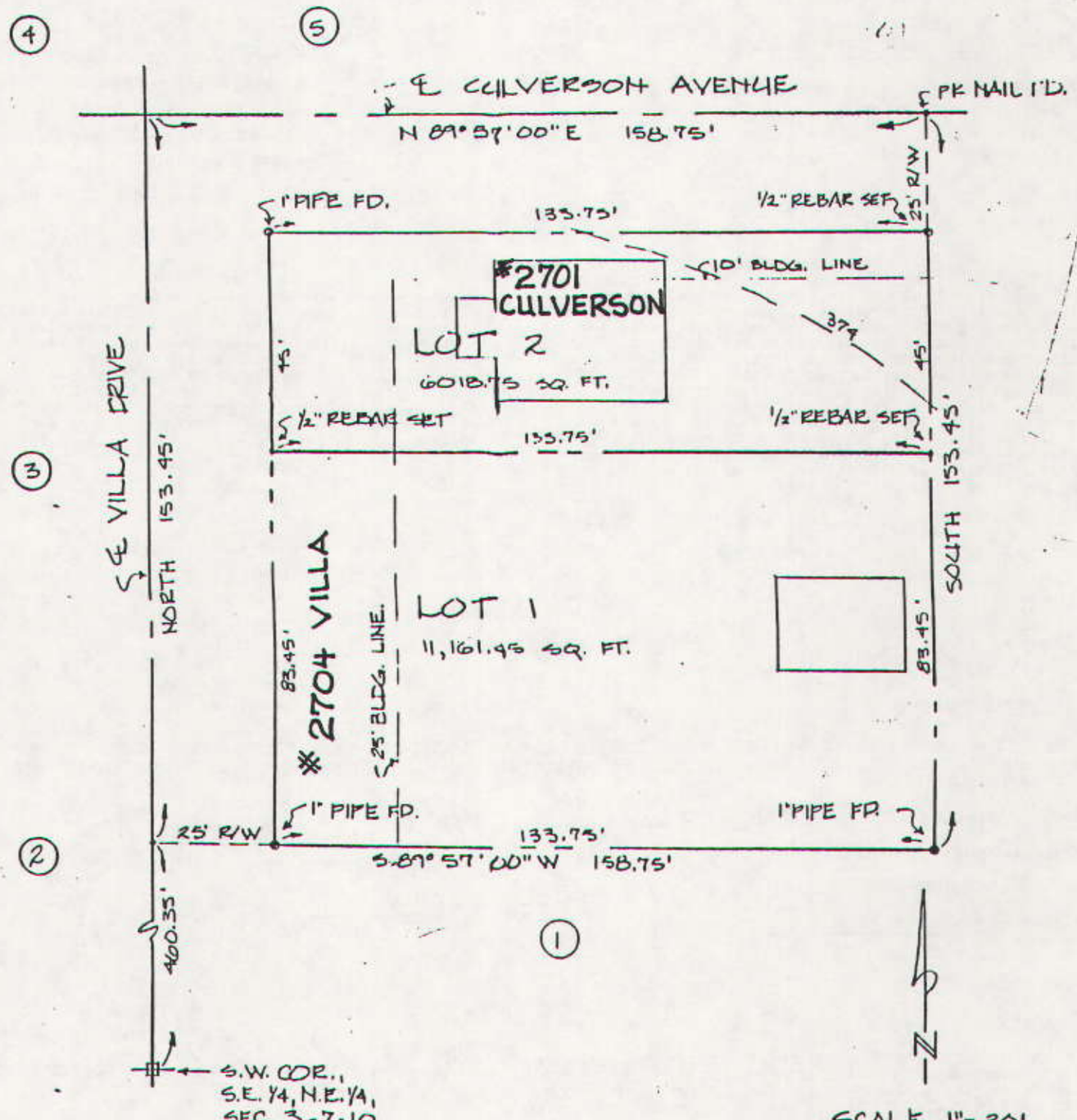
Sam Humphrey
AUDITOR

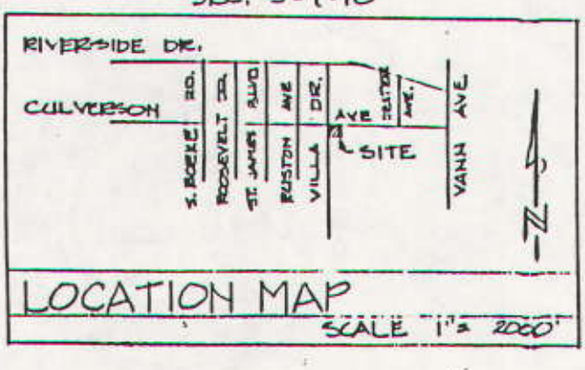
MS-132

RECEIVED FOR RECORD
at 1:15 P.M.
MAR 31 1992
Plat Drawer MS
Card 132
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

HARRIS ESTATES





AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 7, 1992 Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

John B. and Louella B. Harris 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 Harris Estates

John B Harris

John B. Harris
2700 S. Villa Drive
Evansville, IN 47714
812/476-8980

Louella B. Harris

Louella B. Harris
2700 S. Villa Drive
Evansville, IN 47714
812/476-8980

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 10th DAY OF March 1992.

MY COMMISSION EXPIRES: 5/15/92

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick 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 3-31, 1992.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 3-31-92

EXECUTIVE DIRECTOR Barbara L Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LAND DESCRIPTION

Part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 7 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a PK nail found on the West line of said Quarter Quarter Section, said point being distant 460.35 feet from the Southwest corner of said Quarter Quarter Section, said line also being the centerline of Villa Drive; thence continuing along said West line

1st: North 153.45 feet to a PK nail found in the centerline of Culverson Avenue; thence along said centerline

2nd: North 89° 57' 00" East 158.75 feet to a PK nail found; thence

3rd: South 153.45 feet to a 1" iron pipe found; thence

4th: South 89° 57' 00" West 158.75 feet to the true point of beginning, containing 0.559 acres, more or less.

SUBJECT TO a 25 foot right-of-way for Culverson Avenue lying Southerly of and adjacent to the 2nd course.

SUBJECT TO a 25 foot right-of-way for Villa Drive lying Westerly of and adjacent to the 1st course.

General Notes

1. Owner/Developer: John and Louella Harris; 2700 Villa Drive; Evansville, Indiana 47714; 812/476-8980
2. Utilities: Southern Indiana Gas and Electric Company electric and gas are available. Sewer is available. Water is available.
3. Erosion Control: Slopes 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 of 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.
4. Zoning: Subject property is zoned R-1.
5. Flood Plain Data: The property is not located within the 100-year flood zone according to FIRM Panel 7 of 8 dated October 1, 1981 for the City of Evansville, Vanderburgh County, Indiana. Minimum finished floor elevation to be determined by the Vanderburgh County Building Commissioner.
6. Soil Data:
   Wb - Weinbach silt loam.
7. Adjacent Property Owners:
   (1) David and Gail Burch; 2716 S. Villa Drive; Evansville, IN 47714
   (2) Ella M. and David R. and Robinson M. Horning JTRS; 2711 S. Villa Drive; Evansville, IN 47714
   (3) Thomas Carter and Cherie Sherman; 2619 Culverson Ave.; Evansville, IN 47714
   (4) Harry F. and Juanita J. Scarbrough; 2618 Culverson Ave.; Evansville, IN 4771
   (5) Housing Authority, City of Evansville; P.O. Box 3605; Evansville, IN 47735
   (6) Donna M. Tilly; 2625 Hawthorne; Evansville, IN 47714