92-10209

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 0 9 1992

1920

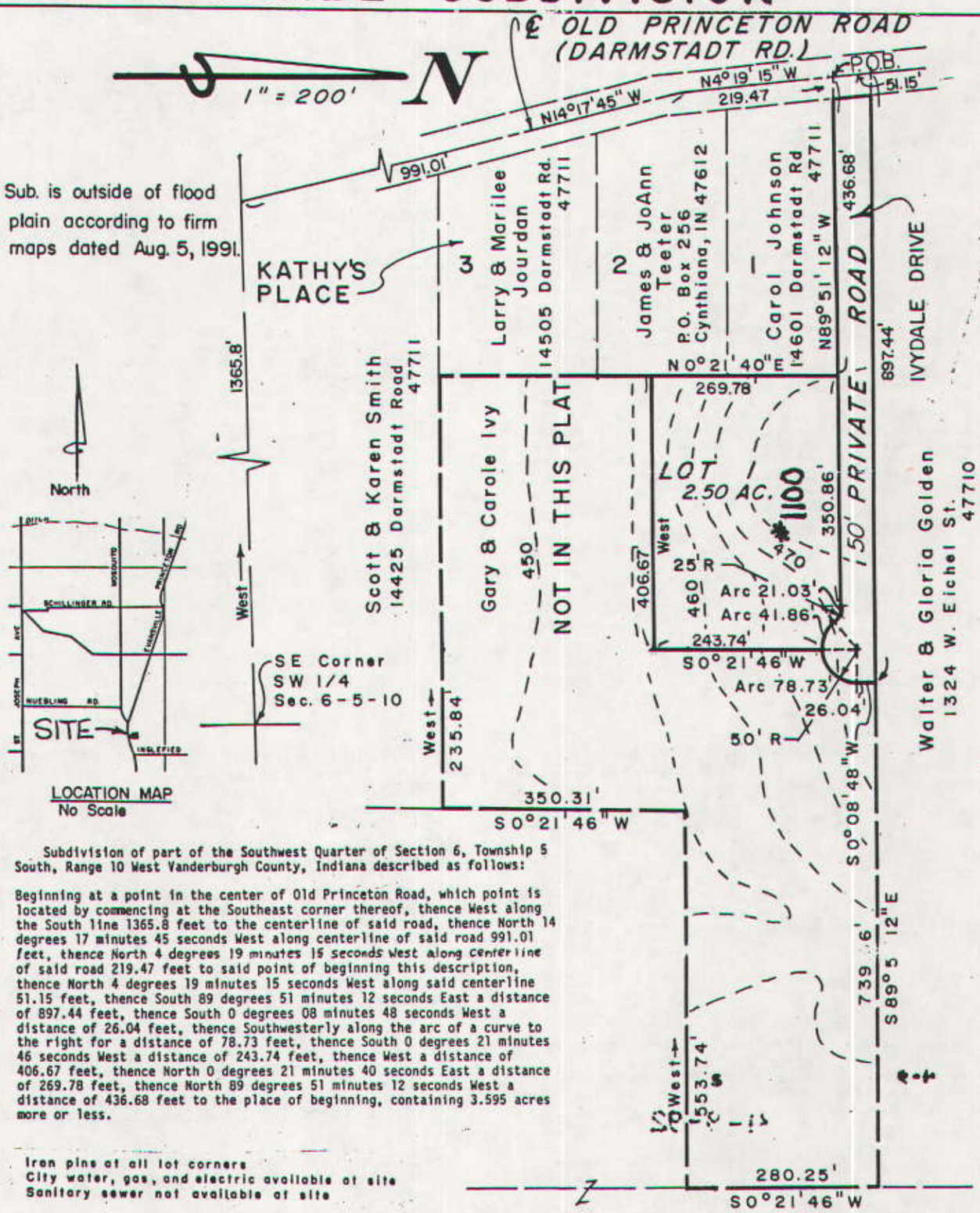
Sam Humphrey
AUDITOR

MS-134

RECEIVED FOR RECORD
at 3:52 P M.
APRIL 9 1992
Plat Drawer MS
Card 134
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

IVYDALE SUBDIVISION



LOCATION MAP
No Scale

Subdivision of part of the Southwest Quarter of Section 6, Township 5 South, Range 10 West Vanderburgh County, Indiana described as follows:

Beginning at a point in the center of Old Princeton Road, which point is located by commencing at the Southeast corner thereof, thence West along the South line 1365.8 feet to the centerline of said road, thence North 14 degrees 17 minutes 45 seconds West along centerline of said road 991.01 feet, thence North 4 degrees 19 minutes 15 seconds West along centerline of said road 219.47 feet to said point of beginning this description, thence North 4 degrees 19 minutes 15 seconds West along said centerline 51.15 feet, thence South 89 degrees 51 minutes 12 seconds East a distance of 897.44 feet, thence South 0 degrees 08 minutes 48 seconds West a distance of 26.04 feet, thence Southwesterly along the arc of a curve to the right for a distance of 78.73 feet, thence South 0 degrees 21 minutes 46 seconds West a distance of 243.74 feet, thence West a distance of 406.67 feet, thence North 0 degrees 21 minutes 40 seconds East a distance of 269.78 feet, thence North 89 degrees 51 minutes 12 seconds West a distance of 436.68 feet to the place of beginning, containing 3.595 acres more or less.

Iron pins at all lot corners
City water, gas, and electric available at site
Sanitary sewer not available at site

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 disturbance of soil and must remain in place until final grading and shaping. Slopes 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.

Rosalie Rexing Will
Route 5
Evansville, IN 47711

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, 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, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 864 * DATE March 31 92

Billy T. Nicholson
IN No. 7964 Evansville, IN

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, GARY R. & CAROLE A. IVY, 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 IVYDALE SUBDIVISION

Gary R. Ivy
GARY R. IVY
P.O. Box 54
Inglefield, IN 47618

Carole A. Ivy
CAROLE A. IVY

*Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by sub-section 7d, section 7 of subject code.

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 _____ 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 31st DAY OF March 1992.

MY COMMISSION EXPIRES: 3/13/96

Barbara A. Runyon
NOTARY PUBLIC
BARBARA A. RUNYON
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 4-9, 1992.

PRESIDENT Richard H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 4-9-92

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 09 1992

1920

Sam Humphrey
AUDITOR