DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

92-10803

RECEIVED FOR RECORD
at 3:51 P.M.
April 15 1992
Plat Drawer MS
Card 135
BOB STEELE, RECORDER
VANDERBURGH COUNTY

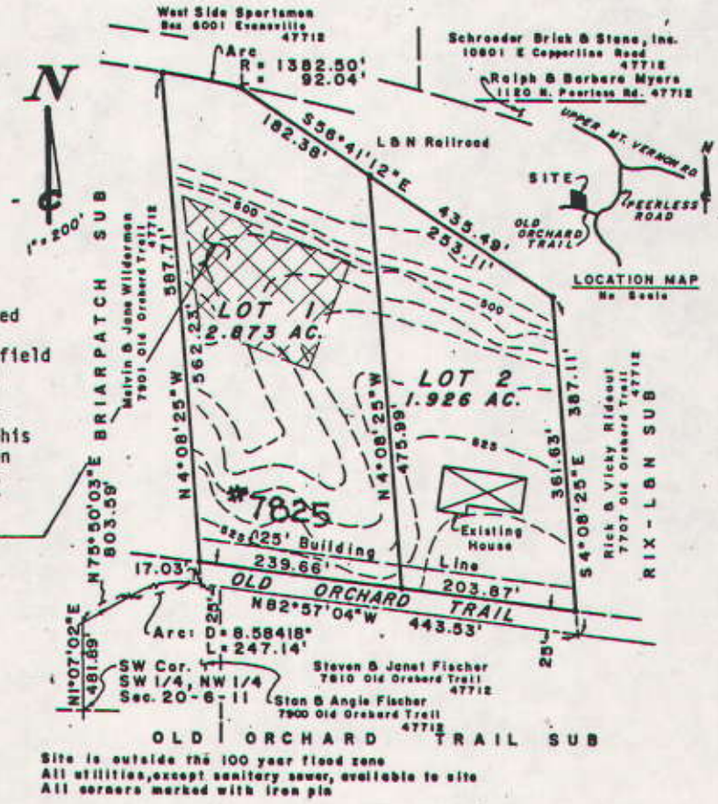
2033 APR 15 1992

Tom Humphrey
AUDITOR

MS-135

DO NOT WRITE IN SPACE ABOVE THIS LINE

BOEHMAN SUBDIVISION



The crosshatched area indicated is to be reserved for the installation of the absorption field portion of the private sewage disposal system. Failure to reserve an adequate amount of space for the system within this area will result in revocation of the sewage disposal permit for this property. Vehicular traffic should be excluded from this area.

Site is outside the 100 year flood zone
All utilities, except sanitary sewer, available to site
All corners marked with iron pin

Part of the Southwest Quarter of the Northwest Quarter of Section Twenty (20), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of Old Orchard Trail, which is located by commencing at the Southwest corner of said quarter quarter section; thence North 01 degree, 07 minutes, and 02 seconds East along the West line of said quarter quarter section for 481.89 feet; thence North 75 degrees, 50 minutes, and 03 seconds East for 632.40 feet to the Northwest corner of Lot 3 in Old Orchard Trail Subdivision, as per plat thereof, recorded in Plat Book "L" page 173 in the office of the Recorder of Vanderburgh County, Indiana; thence continue North 75 degrees, 50 minutes, and 03 seconds West along the North line of said Lot 3 for 171.19 feet to the beginning of a 8.58418 degree curve to the right; thence in a Easterly direction along the arc of said curve and the North line of said Lot 3 and the North line of Lot 2 in said subdivision for 247.14 feet to the end of said curve; thence South 82 degrees, 57 minutes, and 04 seconds East along the North line of said Lot 2 for 17.03 feet to the place of beginning: from said place of beginning thence North 4 degrees, 08 minutes, and 25 seconds West for 587.71 feet to a point on the Southerly right-of-way line of the Louisville and Nashville Railroad; thence in a Southeasterly direction along said right-of-way, on the arc of a curve to the right subtended by a radius of 1382.50 feet for 92.04 feet to the end of said curve; thence South 56 degrees, 41 minutes, and 12 seconds East along said right-of-way for 435.49 feet; thence South 4 degrees, 08 minutes, and 25 seconds East for 387.11 feet to a point on the North line of Lot 1 in said subdivision in the center of Old Orchard Trail; thence North 82 degrees, 57 minutes, and 04 seconds West along the North line of said Lot 1 and Lot 2 for 443.53 feet to the place of beginning and containing a gross area of 5.05 acres, more or less.

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.

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.

DATE 4/03/92

Billy T. Nicholson
IN. NO. 7964 Evansville, IN

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

OWNERS CERTIFICATE

WE, TERRANCE J. & JUDITH L. BOEHMAN, 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 BOEHMAN SUBDIVISION

Terrance J. Boehman
TERRANCE J. BOEHMAN

7807 Old Orchard Trail
Evansville, IN 47712

Judith L. Boehman
JUDITH L. BOEHMAN

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.

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APR 15 1992

2033

Tom Humphrey
AUDITOR

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 8th DAY OF April 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 4-15, 1992.

PRESIDENT Robert H. Beaver, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 4-15-92

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL