92-14972

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 21 1992 2782

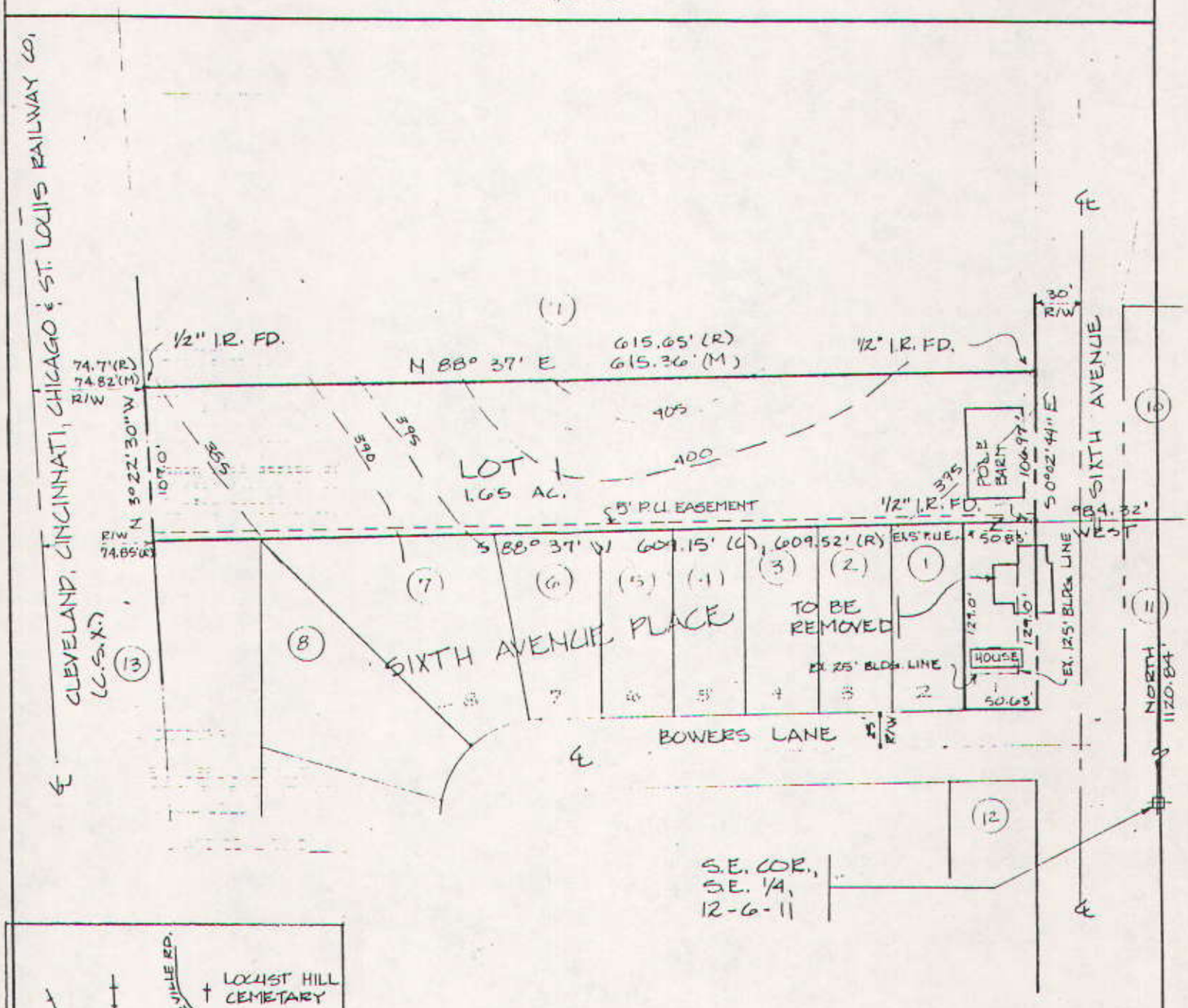
Tom Humphrey
AUDITOR

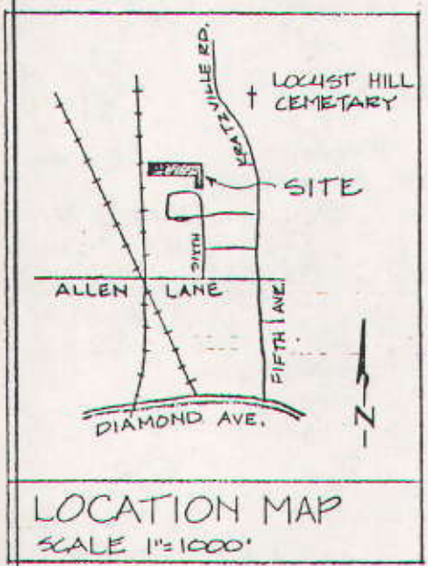
MS-138

RECEIVED FOR RECORD
at 2:27 P M.
MAY 21 1992
Plat Drawer M3
Card 138
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

EGAN ACRES





LOCATION MAP
SCALE 1"=1000'

LEGEND

I.R.	IRON ROD
FD.	FOUND
(R)	RECORDED
(C)	CALCULATED
(M)	MEASURED
EX.	EXISTING

N

SCALE 1"=100'
FEB. 18, 1992

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 FEBRUARY 27, 1992 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Richard & Jeanne M. Egan, 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 Egan Acres

Richard Egan
Richard Egan
1501 Bowers Lane
Evansville, IN 47710
812/422-3464

Jeanne M. Egan
Jeanne M. Egan
1501 Bowers Lane
Evansville, IN 47710
812/422-3464

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 26th DAY OF February 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 5-21, 1992.

PRESIDENT Robert H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE 5-21-92

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Southeast Quarter of Section 12, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 1/2" rebar 1120.84 feet North and 984.32 feet West of the Southeast corner of said Quarter Section; thence

1st: South 88° 37' West 609.15 feet to a point on the East right-of-way line of the Cleveland, Cincinnati, Chicago and St. Louis Railway Company; thence along said right-of-way line

2nd: North 03° 22' 30" West 107.00 feet to a 1/2" rebar found (flush); thence

3rd: North 88° 37" East 615.36 feet to a 1/2" rebar found (flush) in the West right-of-way line of Sixth Avenue; thence along said right-of-way line

4th: South 0° 02' 44" East 106.97 feet to the point of beginning, containing 1.654 acres, more or less.

ALSO a replat of Lot 1 in SIXTH AVENUE PLACE, a subdivision recorded in Plat Book I, page 241 in the office of the Recorder of Vanderburgh County, Indiana.

General Notes:

1. Owner/Developer: Richard and Jeanne M. Egan; 1501 Bowers Lane; Evansville, Indiana 47710; 812/422-3464.
2. Utilities: Southern Indiana Gas and Electric Company electric and gas service are available. Evansville water and sewer utilities are available on Bower's Lane.
2. 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 within the 100-year flood zone according to FIRM Panel 1 of 8, dated October 15, 1981, for the City of Evansville, Indiana, in Vanderburgh County. Minimum finished floor elevation to be 2' above the flood elevation as determined by the Vanderburgh County Commissioner.
6. Soil Data:
   - 2p - Zipp silty clay
   - WeD3 - Wellston silt loam
   - Mr - McGary silt loam
7. Adjacent Property Owners:
   - ① Betty Joe Eaton; 1505 Bowers Lane; Evansville, Indiana 47710
   - ② William D. & Dorothy N. Grant; 1509 Bowers Lane; Evansville, IN 47710
   - ③ Shelly J. James; 1513 Bowers Lane; Evansville, IN 47710
   - ④ Robert F. & Patricia A. Mackey; 100 Tulip Avenue; Evansville, IN 47711
   - ⑤ Jessie L. & Evelyn S. James; 1521 Bowers Lane; Evansville, IN 47710
   - ⑥ Jerry R. & Rebecca S. Graves; 1525 Bowers Lane; Evansville, IN 47710
   - ⑦ Esther Harmes; 1529 Bowers Lane; Evansville, IN 47710
   - ⑧ Orville C. & Dorothy Williams, Jr.; 1533 Bowers Lane; Evansville, IN 47710
   - ⑨ Abbas Pourmakhtar; 2849 Edgewood Drive; Evansville, IN 47712
   - ⑩ City of Evansville; Evansville Housing Authority; 411 S.E. 8th St.; E'ville4771
   - ⑪ William C. & Frances Conway; 3314 Kratzville Road; Evansville, IN 47710
   - ⑫ Lawrence N. & Aileen Gerbig; 1500 Bowers Lane; Evansville, IN 47710
   - ⑬ R.R. Stovart; CSX T; 733 W. 136th Street; Riverdale, IL 60627