92-18241

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 23 1992 3483

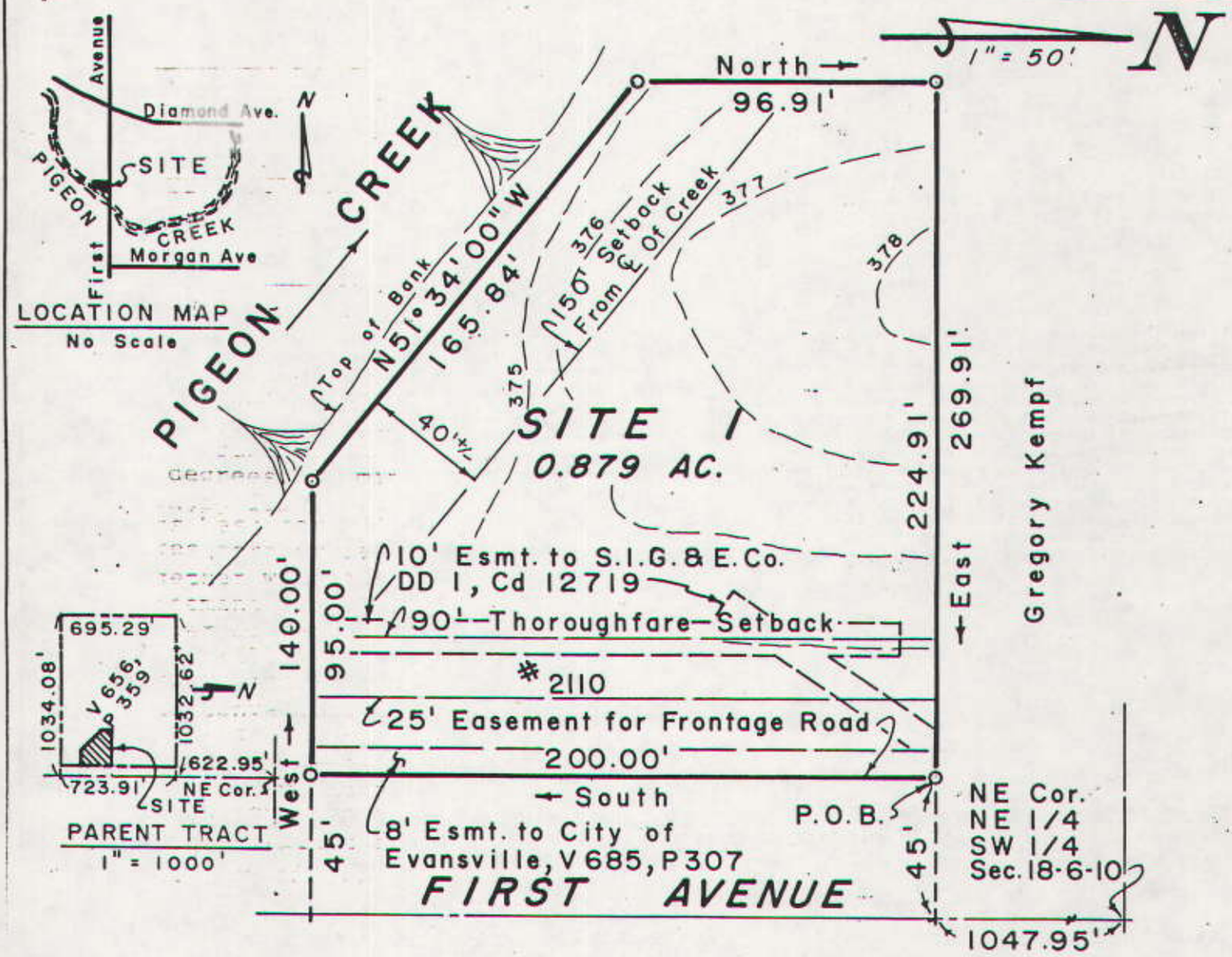
Sam Humphrey
AUDITOR

MS-140

RECEIVED FOR RECORD
at 9:18 A.M.
JUNE 23 1992
Plat Drawer MS
Card 140
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

FIRST AVENUE BRIDGE SITES



City of Evansville

Gas, Electric, and City Water available at site.
Sanitary Sewer available by extension
Site is within the 100 year flood zone. First floor elevation of building to be a minimum of 381.00
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.

Part of the Northeast quarter Southwest quarter of Section 18, Township 6 South, Range 10 West Vanderburgh County, Indiana described as follows:

Beginning at a point on the West right of way of First Avenue, which is located by commencing at the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 18, thence South along the East line of said quarter quarter section and the center of First Avenue a distance of 1047.95 feet, thence at right angles West a distance of 45.0 feet to said point of beginning of this description, thence South along the West right of way of First Avenue and parallel with the East line of said quarter quarter section a distance of 200.0 feet, thence West at right angles a distance of 95.0 feet, thence North 51 degrees 34 minutes West a distance of 165.84 feet, thence North a distance of 96.91 feet, thence East a distance of 224.91 feet to the place of beginning, containing 0.879 acres.

Subject to 25 feet off the East side for Frontage Road to be used as a common easement with common entrance.

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 6/17/92

Billy T. Nicholson
IN No. 7964 Evansville, IN

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

OWNERS CERTIFICATE

I, GREGORY G. KEMPF 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 FIRST AVENUE BRIDGE SITES

Gregory G. Kempf
GREGORY G. KEMPF
3848 - B FIRST AVE
47710

* 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 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 22nd DAY OF June 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 6-23, 1992.

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JUNE 23, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL