20-MS-~~93~~ 92

92-20091

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 14 1992 3894

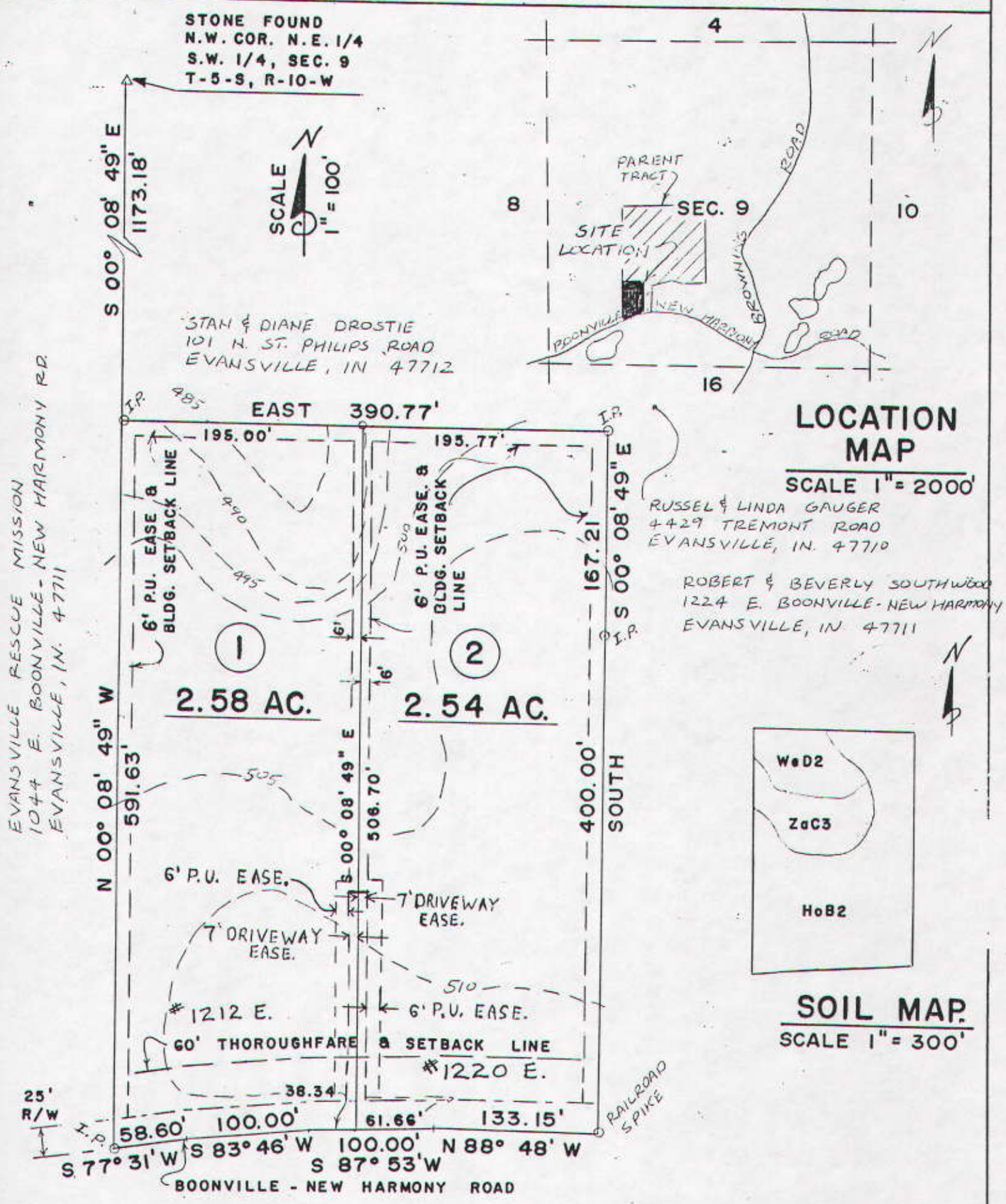
Sam Humphrey
AUDITOR

MS-143

RECEIVED FOR RECORD
at 4:01 P.M.
JULY 14 1992
Plat Drawer MS
Card 143
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

B & B SUBDIVISION



KENNETH & JOYCE DIMMETT
12900 RED GATE RD.
EVANSVILLE, IN. 47711

JAMES & FRIEDA HEVER
1219 E. BOONVILLE-NEW HARMONY RD.
EVANSVILLE, IN. 47711

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AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Fred J Kuester, 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 May 6, 1992 Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

_____, 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 _____.

Robert J Beckman

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 1st DAY OF June 1992.

MY COMMISSION EXPIRES:

Donna Beckman
NOTARY PUBLIC

Donna Beckman
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 7-14, 1992.

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE 7-14-92

EXECUTIVE DIRECTOR Barbara L. Cummings

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.

20-MS-92

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the East Half of the Southwest Quarter of Section (09), Township (05) South, Range (10) West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said east half; thence South 00 degrees 08 minutes 49 seconds East along the west line of said east half eleven hundred seventy-three and eighteen hundredths (1173.18) feet to the initial point of beginning of the following described real estate; thence East three hundred ninety and seventy-seven hundredths (390.77) feet; thence South 00 degrees 08 minutes 49 seconds East one hundred sixty-seven and twenty-one hundredths (167.21) feet; thence South four hundred and no hundredths (400.00) feet to a rail road spike in the center of Boonville-New Harmony Road; thence North 88 degrees 48 minutes West one hundred thirty-three and fifteen hundredths (133.15) feet; thence South 87 degrees 53 minutes West one hundred and no hundredths (100.00) feet; thence South 83 degrees 46 minutes West one hundred and no hundredths (100.00) feet; thence South 77 degrees 31 minutes West to an iron in the center of Boonville-New Harmony Road fifty eight and sixty hundredths (58.60) feet: thence North 00 degrees 08 minutes 49 seconds West five hundred ninety one and sixty-three hundredths (591.63) to the point of beginning.

Containing 5.12 acres more or less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner/Developer: Robert J. & Donna Beckman, 1631 Heinlein Road, Evansville, IN. 47711 — Robert & Teresa Barber, 9330 N. St. Joe Ave., Evansville, IN. 47712

2) Utilities: Southern Indiana Gas and Electric Service is available, Evansville City Water, Septic System.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i.e: rye top & 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 bails and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to 2 feet above the 100 year flood elevation as determind by Vanderburgh County Building Commissioners.

6) Soil Data: WeD2-Wellston Silt Loam 12% to 18% slopes, eroded.

ZaC3- Zanesville Silt Loam 6% to 12% slopes, severely eroded.

HoB2-Hosmer Silt Loam 2% to 6% slopes, eroded.