92-20758

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 22 1992 4048

Sam Humphrey
AUDITOR

MS-145

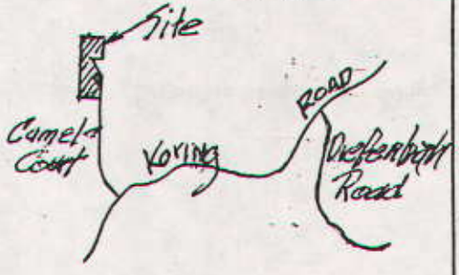
RECEIVED FOR RECORD
at 11:44 A M.
JULY 22 1992
Plat Drawer MS
Card 145
BOB STEELE, RECORDER
VANDERBURGH COUNTY

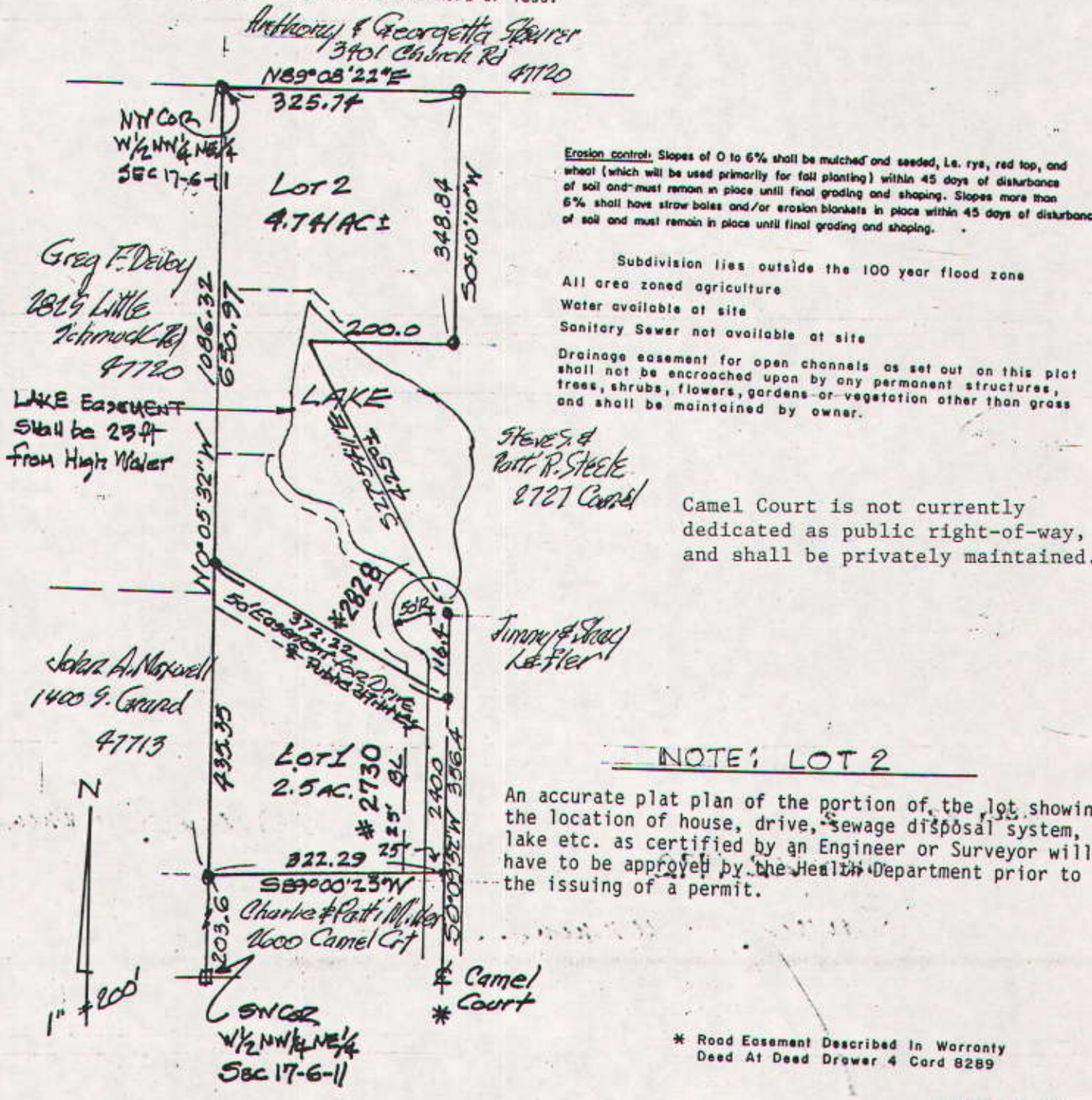
DO NOT WRITE IN SPACE ABOVE THIS LINE

CAMEL COURT SUBDIVISION

Part of the West half of the Northwest quarter of the Northeast quarter of Section 17, Township 6 South, Range 11 West, Vanderburgh County, Indiana, described as follows:

Beginning at an iron pin on the West line North 0 degrees 05 minutes 32 seconds West a distance of 203.6 feet from a stone marking the Southwest corner thereof, thence North 0 degrees 05 minutes 32 seconds West along said West line 1086.52 feet to an old iron pin marking the Northwest corner thereof, thence North 89 degrees 08 minutes 22 seconds East along the North line 325.74 feet to an iron pin, thence South 0 degrees 10 minutes 10 seconds West a distance of 348.84 feet, thence North 89 degrees 49 minutes 50 seconds West a distance of 200.0 feet, thence South 27 degrees 54 minutes 11 seconds East a distance of 425.0 feet to an iron pin in the center of a 50 foot road, thence South 0 degrees 09 minutes 52 seconds West a distance of 356.4 feet to an iron pin in the center of said road, thence South 88 degrees 00 minutes 23 seconds West a distance of 322.29 feet to the place of beginning, containing 7.241 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 45 days of disturbance of soil and must remain in place until final grading and shaping.

Subdivision lies outside the 100 year flood zone

All area zoned agriculture

Water available at site

Sanitary Sewer not available at site

Drainage easement for open channels as set out on this plat shall not be encroached upon by any permanent structures, trees, shrubs, flowers, gardens or vegetation other than grass and shall be maintained by owner.

Camel Court is not currently dedicated as public right-of-way, and shall be privately maintained.

NOTE: LOT 2

An accurate plat plan of the portion of the lot showing the location of house, drive, sewage disposal system, lake etc. as certified by an Engineer or Surveyor will have to be approved by the Health Department prior to the issuing of a permit.

* Road Easement Described In Warranty Deed At Deed Drawer 4 Card 8289

#6-92-22

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 865, * DATE 7/17/92

IN No. 7964 Evansville, IN

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

OWNERS CERTIFICATE

WE, JIMMY L. & A. SHAY LEFLER, 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 CAMEL COURT SUBDIVISION

JIMMY L. LEFLER

A. SHAY LEFLER

2901 CAMEL COURT
47720

*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 17th DAY OF July 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 JULY 22, 1992

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JULY 22, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL