92-27273

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 0 1 1992

Tom Humphrey
AUDITOR

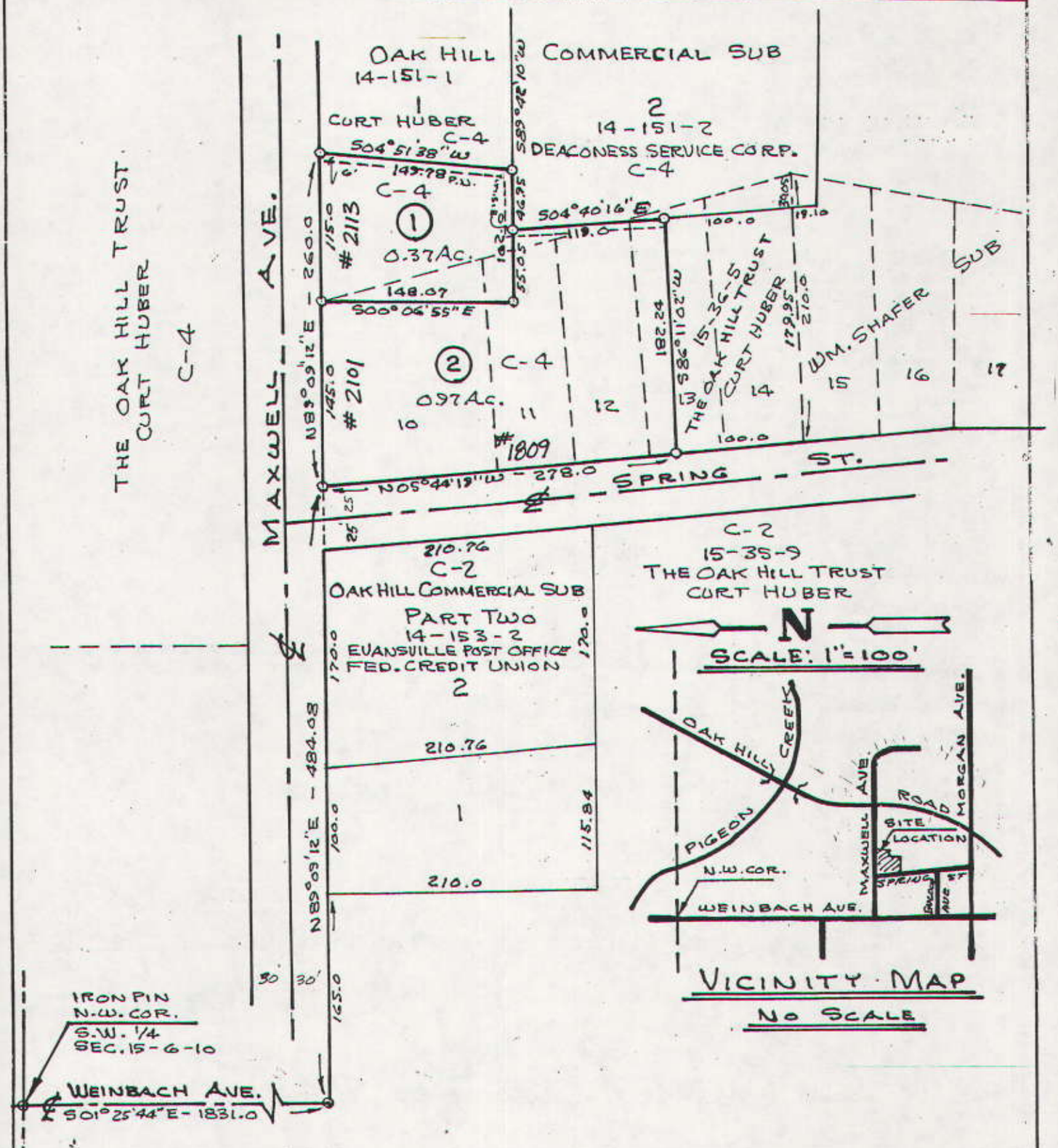
5447

MS-151

RECEIVED FOR RECORD
at 3:10 P.M.
OCT 1 1992
Plat Drawer MS
Card 151
BOB STEELE, RECORDER
VANDERSURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

MAXWELL COMMERCIAL SUB



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, 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 September 1, 1992

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838. STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Curtis Huber, 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 Curtis Huber

Curtis Huber: Treasurer
of Oak Hill Trust
112 HARTIN DR,
EVANSVILLE, IN 47711

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 1st DAY OF September 1992

MY COMMISSION EXPIRES: June 6, 1996

RESIDENT OF Vanderburgh COUNTY

Lucille V Biggerstaff
NOTARY PUBLIC

Lucille V. Biggerstaff
PRINTED

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 10-1-, 1992.

PRESIDENT Alfred H Bauer Jr

EXECUTIVE DIRECTOR Barbara S. Cunningham

PLAT RELEASE 10-1-92

EXECUTIVE DIRECTOR Barbara S. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

NOTES: (These Notes are Required by the Area Plan Commission)

1) UTILITIES: According to S.I.G. & E.Co., gas and electric are available to the proposed site. City water and sanitary sewer are available, also.

2) FLOOD DATA: The average ground elevation for the proposed site is 382.00, according to F.I.R.M. Panel 4 of 8 dated October 15, 1981, for the City of Evansville, Indiana. The flood elevation is 381.00.

3) SOIL TYPE & EROSION CONTROL: The soil type for the proposed site is Rs (Reeseville), 0 to 2% slopes, slow runoff. Soils with 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 5 days of disturbance of soil and must remain in place until final grading and shaping.

4) ZONING: The subject real estate as well as the adjoining properties is as shown on plat.

5) OWNER & DEVELOPER: The Oak Hill Trust; Curtis E. Huber, Trustee.

6) ENGINEER AND SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana 47711. Ind. Reg. No. 9838

DESCRIPTION (MAXWELL COMMERCIAL SUB.)

Part of the Southwest Quarter of Section 15, Township 6 South, Range 10 West and also Part of Lots 10, 11, 12 and 13 in William Shafer's Subdivision an Addition to the City of Evansville, Indiana, as per plat thereof, Recorded in Plat Book "H", Page 230 in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Lot 10, which point is located by commencing at the Northwest corner of said Quarter Section; from said Northwest corner thence South 01 degree 25 minutes 44 seconds East along the West line of said Quarter Section for 1,831.0 feet; thence North 89 degrees 09 minutes 12 seconds East along the South right-of-way line of Maxwell Avenue for 484.08 feet to the afore mentioned place of beginning (which is also on the East right-of-way of Spring Street); thence continuing along the South right-of-way of Maxwell Avenue North 89 degrees 09 minutes 12 seconds East for 260.0 feet; thence South 04 degrees 51 minutes 38 seconds West along the West line of Lot 1, Oak Hill Commercial Subdivision, as per plat thereof, recorded in Plat Book "N", Page 146; thence South 89 degrees 42 minutes 10 seconds West for 46.95 feet; thence South 04 degrees 40 minutes 16 seconds East for 119.0 feet; thence South 86 degrees 11 minutes 02 seconds West for 182.24 feet to a point in the East Right-of-way line of Spring Street; thence, along said East right-of-way North 05 degrees 44 minutes 18 seconds West for 278.o feet to the aforementioned point of beginning and containing an area of 1.34 acres, more or less.



Oak Hill Trust
Curtis E. Huber, Trustee

Sam Biggerstaff
Sam Biggerstaff - L.S.
Indiana Reg. No. 9838
Evansville, Indiana