92-30617

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 0 4 1992

Tom Humphrey
AUDITOR
6114

MS-152

RECEIVED FOR RECORD
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Plat Book MS
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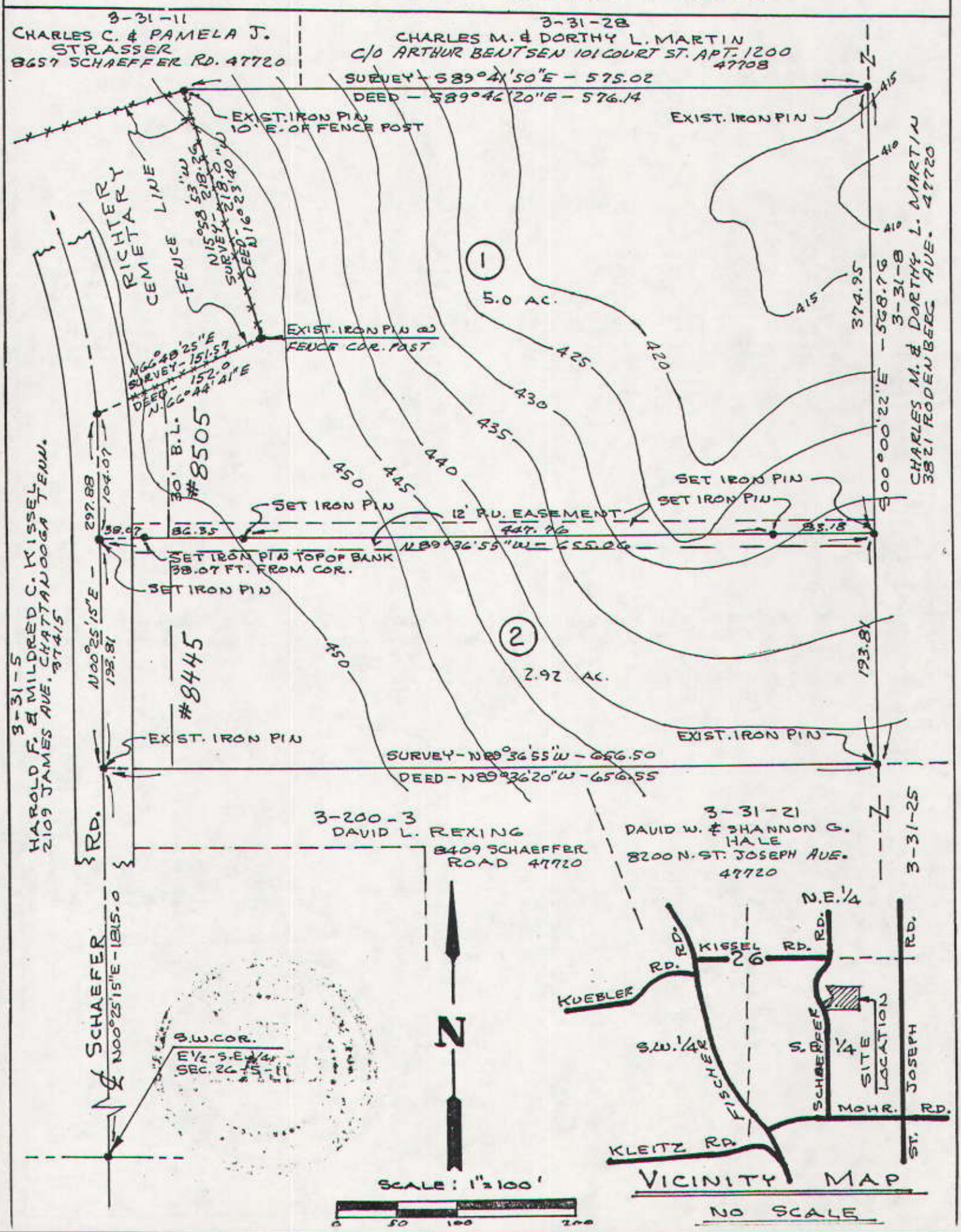
DO NOT WRITE IN SPACE ABOVE THIS LINE

PORTIA-KAY SUBDIVISION



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 22, 1992

Sam Biggerstaff - L.S.
Ind. Reg. No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Richard E. Bee, 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 Portia-Kay

Richard E. Bee

Richard E. Bee

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 acknowledged THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 23 DAY OF September 199 2

MY COMMISSION EXPIRES:
June 9, 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 Nov 4, 1992.

PRESIDENT Richard A. Baxter, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE : NOVEMBER 4, 1992

EXECUTIVE DIRECTOR Barbara L. 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 power are available to the site, telephone and German Township water is also available.

2.) FLOOD: According to FIRM Panel 75 of 100, dated August 5, 1991 for Vanderburgh County, Indiana. The proposed site lies outside the 100 year flood zone.

3.) SOIL TYPE AND EROSION CONTROL: Evansville, (EV); surface layer good over 6% slopes. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soils and must remain in place until final grading and shaping.

4.) ZONING: The subject real estate as well as all adjoining properties are zoned agricultural.

5.) OWNER & DEVELOPER: Richard E. Bee, 8445 Schaeffer Road, Evansville, Indiana, (812) 464-3031.

6.) ENGINEER & SURVEYOR: Sam Biggerstaff 1270 Maxwell Avenue, Evansville, Indiana 47711, (812) 464-3031.

LEGAL DESCRIPTION

A part of the East Half of the Southeast quarter of Section 26, Township 5 South, Range 11 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point on the West line of said Half quarter section, which lies North 00 degrees 15 minutes East 1815.0 feet from the Southwest corner thereof; thence North 00 degrees 25 minutes 15 seconds East along the West line of said half quarter section for a distance of 297.88 feet to an iron pin; thence North 66 degrees 48 minutes 25 seconds East (North 66 degrees 44 minutes 41 seconds East plat and deed) for a distance of 151.57 feet (152.0 feet plat and deed) to an iron pin; thence North 15 degrees 58 minutes West (North 16 degrees 23 minutes 40 seconds West plat and deed) for a distance of 218.26 feet (218.0 feet plat and deed) to an iron pin; thence South 89 degrees 41 minutes 50 seconds East (South 89 degrees 46 minutes 20 seconds East plat and deed) for a distance of 575.02 feet (576.14 plat and deed) to an iron pin; thence South 00 degrees 00 minutes 22 seconds East (South and parallel to the East line of said quarter section plat and deed) for a distance of 568.76 feet to an iron pin set this survey; thence North 89 degrees 36 minutes 55 seconds West for a distance of 656.55 feet to the place of beginning and containing 7.92 acres, more or less.

The above described real estate is subject to any legal rights-of-way and easements of record.



Sam Biggerstaff

Sam Biggerstaff - L.S.
Ind. Reg. No. 9838
Evansville, IN