93-02772

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 03 1993

Tom Humphrey
AUDITOR

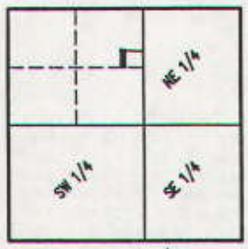
591

MS-158

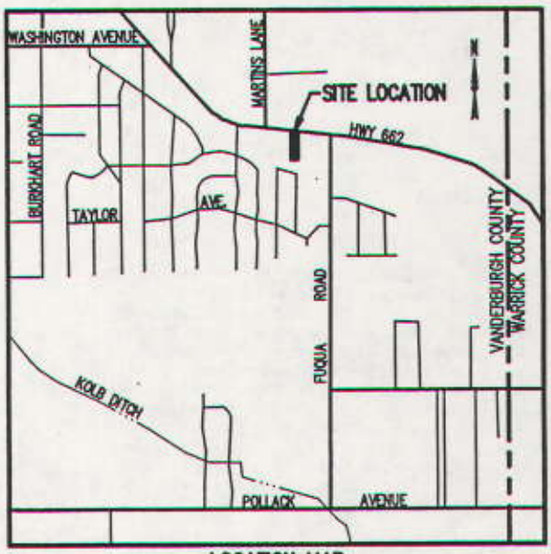
RECEIVED FOR RECORD
at 9:12:16 P. M.
Feb. 3 19 93
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
1 plat Bk MS-page 158

DO NOT WRITE IN SPACE ABOVE THIS LINE

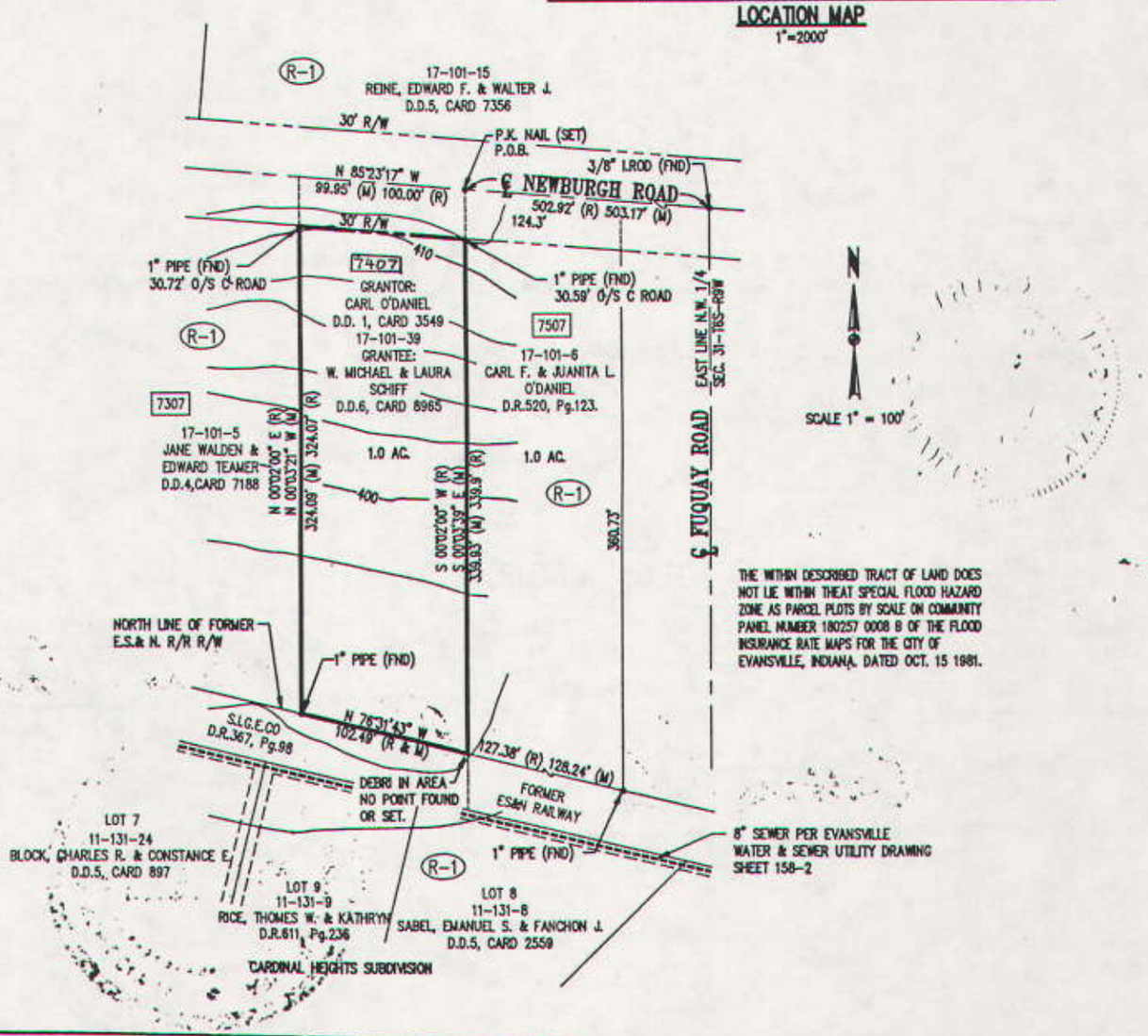
JACOB MINOR SUBDIVISION



30-6-9
1"=4000'



LOCATION MAP
1"=2000'



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Danny K. Leek, 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 Jan. 21, 1993

Danny K. Leek, R.L.S.
Ind. Reg. No. S0480

DANIEL K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

We, William Michael Schiff & Laura B. Schiff (s), 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 Jacob Minor Subdivision

William Michael Schiff
1300 Thompson Avenue
Evansville, IN 47715

Laura B. Schiff
1300 Thompson Avenue
Evansville, IN 47715

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 21st DAY OF January 1993.

MY COMMISSION EXPIRES: March 25, 1994

Cathy J. Dunville
NOTARY PUBLIC

Cathy J. Dunville
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL CATHY J. DUNVILLE VANDERBURGH COUNTY 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 FEB. 1, 1993.

PRESIDENT

EXECUTIVE DIRECTOR Barbara P. Cunningham

PLAT RELEASE FEBRUARY 1, 1993

EXECUTIVE DIRECTOR Barbara P. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BOUNDARY DESCRIPTION

Part of the East Half of the Northwest Quarter of Section Thirty-one (31), Township Six (6) South, Range Nine (9) West in the City of Evansville, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a point on the center line of Newburgh Road, North 85 Degrees, 23 Minutes and 17 Seconds West of the center line of Fuquay Road and the East line of the said Half Quarter Section Five Hundred Two and Ninety-two Hundredths (502.92) feet; thence from said place of beginning South 00 Degrees 02 Minutes and 00 Seconds West for Three Hundred Thirty-nine and Nine Tenths (339.9) feet to a point on the North line of the right of way of the Evansville Suburban and Newburgh Railroad; thence North 76 Degrees, 31 Minutes and 43 Seconds West along the North line of said E. S. & N. Railroad right of way for One Hundred Two and Forty-nine Hundredths (102.49) feet; thence North 00 Degrees, 02 Minutes and 00 Seconds East for Three Hundred Twenty-four and Seven Hundredths (324.07) feet to a point on the center line of the said Newburgh Road; thence South 85 degrees, 23 Minutes and 17 Seconds East along the said center line for One Hundred (100) feet to the place of beginning.

Thirty (30) feet off the North side of the above described real estate is reserved for Newburgh Road.

GENERAL NOTES

Flood Plain Data: No part of the proposed site is within the designated Special Flood Hazard Zone "A" as said parcel plots by scale on F.I.R.M. Panel No. 180257 0008 B, City of Evansville, Vanderburgh County, Indiana, dated October 15, 1981.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and the adjoining property are currently zoned R-1.

Temporary Erosion Control:

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall mulched and seeded and 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.