93-07836

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 05 1993

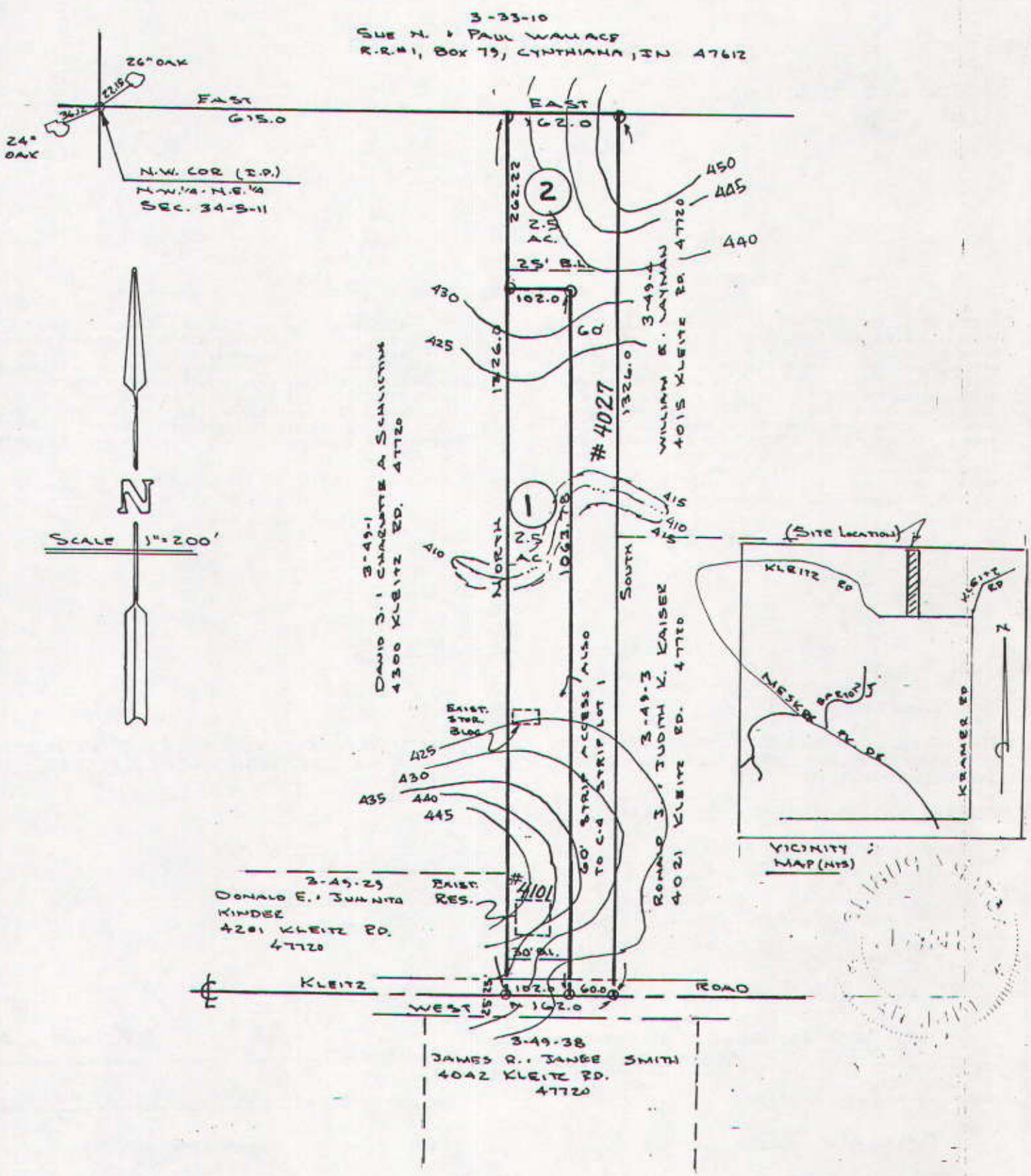
Tom Humphrey
AUDITOR
1668

MS-163

RECEIVED FOR RECORD
at 4:03 P M.
APRIL 5 1993
Plat Drawer MS
Card 163
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

SHADY CREEK



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 March 5, 1993 Sam Biggerstaff

SAM BIGGERSTAFF No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Louis Lynn, 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 SHADY CREEK

× Louis E. Lynn
LOUIS LYNN

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

WITNESS MY HAND AND SEAL THIS 5th DAY OF March 1993.

MY COMMISSION EXPIRES: June 9, 1996

Lucille V. Biggerstaff
NOTARY PUBLIC

Lucille V. Biggerstaff
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 APRIL 5, 1993.

PRESIDENT Albert H. Bacon, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE APRIL 5, 1993

EXECUTIVE DIRECTOR Barbara L. Cummings

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: (a.) HoC3 (Hosmer Silt Loam) 6-12% slopes, (b.) St (Stendal Silt Loam). 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 is zoned C-4 & ~~AGRICULTURAL~~; ALL ADJ. properties are zoned agricultural.

5.) OWNER & DEVELOPER: Louis E. Lynn, 4101 Kleitz Road Evansville, Indiana, (812) 428-6370.

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

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northeast Quarter of Section Thirty-four (34), Township Five (5) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the North line of said Quarter Quarter Section Six Hundred Fifteen (615) feet East of the Northwest corner thereof, thence East One Hundred Sixty-two (162) feet, thence South One Thousand Three Hundred Twenty-six (1,326) feet, more or less, to the South line of said Quarter Quarter section, thence ~~West~~ One Hundred Sixty-two (162) feet, thence North to the place of beginning. Containing Five (5) acres, more or less. THE 60' FRONTAGE ON LOT 2 MAY BE USED TO ACCESS THE C-4 AREA ON LOT 1.

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

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