DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 23 1993

Sam Humphrey
AUDITOR
2031

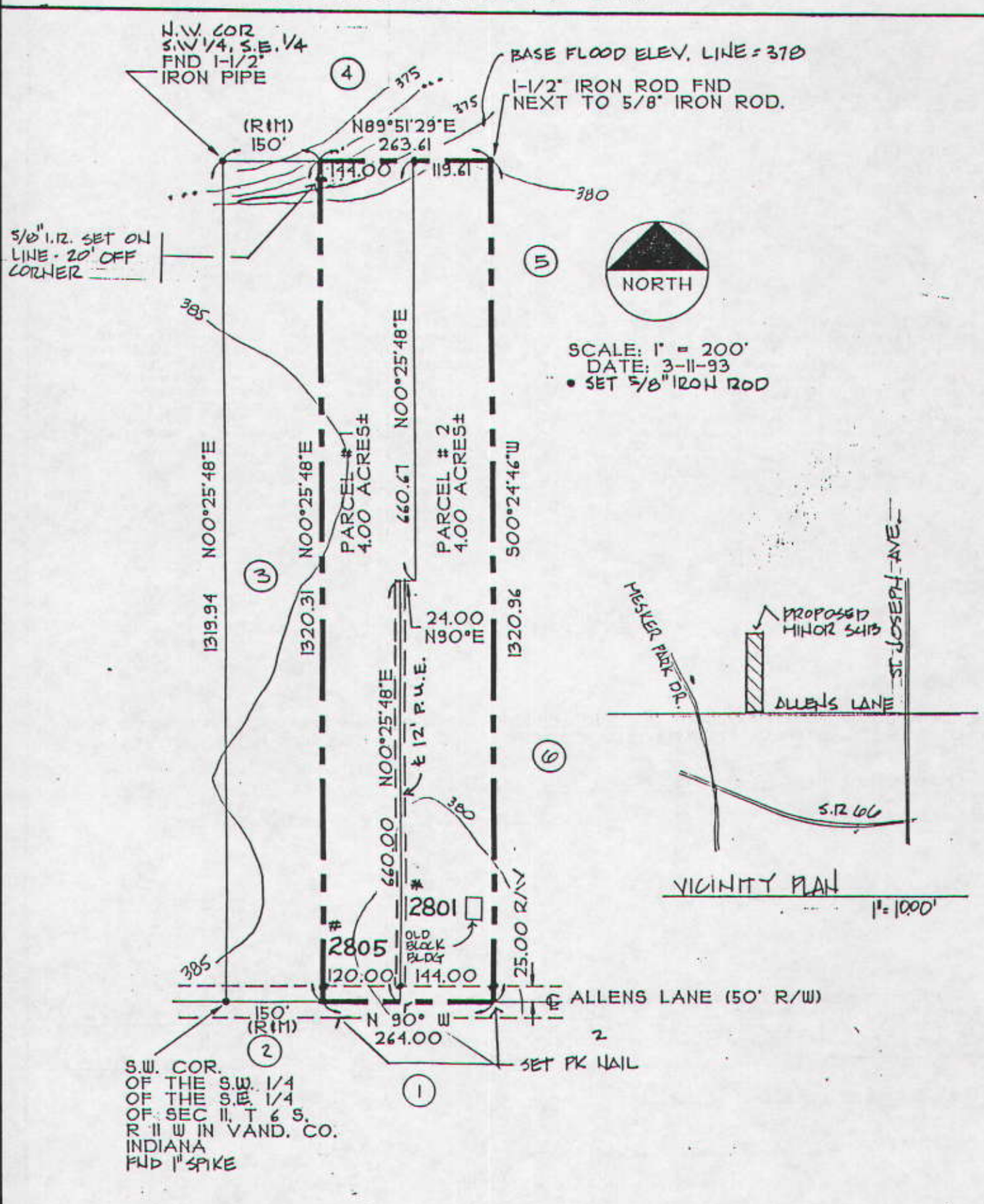
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MS-164

RECEIVED FOR RECORD
at 3:45 P M.
APRIL 23 1993
Plat Drawer MS
Card 164
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

KELLER SUBDIVISION



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 17, 1993 Ralph A. Easley, Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Brenda Sue Risley, 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 Keller Subdivision

Brenda Sue Risley

Brenda Sue Risley
2836 Oak Hill Road
Evansville, IN 47711
812/479 9139

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 16th DAY OF March 1993.

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick 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 23, 1993.

PRESIDENT

EXECUTIVE DIRECTOR Barbara D. Cunningham

PLAT RELEASE APRIL 23, 1993

EXECUTIVE DIRECTOR Barbara D. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a PK nail set on the South line of said Quarter, Quarter Section, also being the centerline of Allens Lane, said point being distant East 150.00 feet from the Southwest corner of said Quarter, Quarter Section; thence parallel with the West line of said Quarter, Quarter Section

1st: North 0° 25' 48" East 1320.31 feet to a point on the North line of said Quarter, Quarter Section; thence along said North line
2nd: North 89° 51' 29" East 263.61 feet to a 1 1/2" iron rod found; thence
3rd: South 0° 24' 46" West 1320.96 feet to a PK nail set on the South line of said Quarter, Quarter Section also being the centerline of Allens Lane; thence along said line
4th: West 264.00 feet to the point of beginning, containing 8.00 acres, more or less.

SUBJECT TO the right-of-way for Allens Lane, 25 feet in width and lying Northerly of and adjacent to the 4th course.

General Notes:

1. Owner/Developer: Brenda Sue Risley, 2836 Oak Hill Road, Evansville, Indiana 47711, 812/479-9139.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville water is available. No municipal sewer service is available.
3. Erosion Control: Slopes 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 of more than 6% 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.
4. Flood Plain Data: A small portion of the property is located within the 100 year flood zone according to FIRM panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Most of the property is located outside the 100 year flood according to FIRM panel 25 of 100 dated August 5, 1992 for Vanderburgh County, Indiana. Minimum finished floor elevation to be two feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
5. Adjacent Property Owners:

1 Bertha Cobb; 2750 Allen Lane; Evansville, IN 47720

2 Scott Eric Beck; 412 Broward Avenue; Green Acres City. FL 33463

3 Raymond F. Adams; 2813 Allens Road; Evansville, IN 47720

4 Twin Towers Inc.; P.O. Box 6113; Evansville, IN 47719

5 Donnie G. Cobb; 2761 Allens Lane; Evansville, IN 47720

6 Donnie G. Cobb; 2761 Allens Lane; Evansville, IN 47720

6. Soil Data: Mr - McGary silt loam, Zp - Zipp silt clay
7. Zoned: Ag