AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 23 1993

Tom Humphrey
AUDITOR
2032

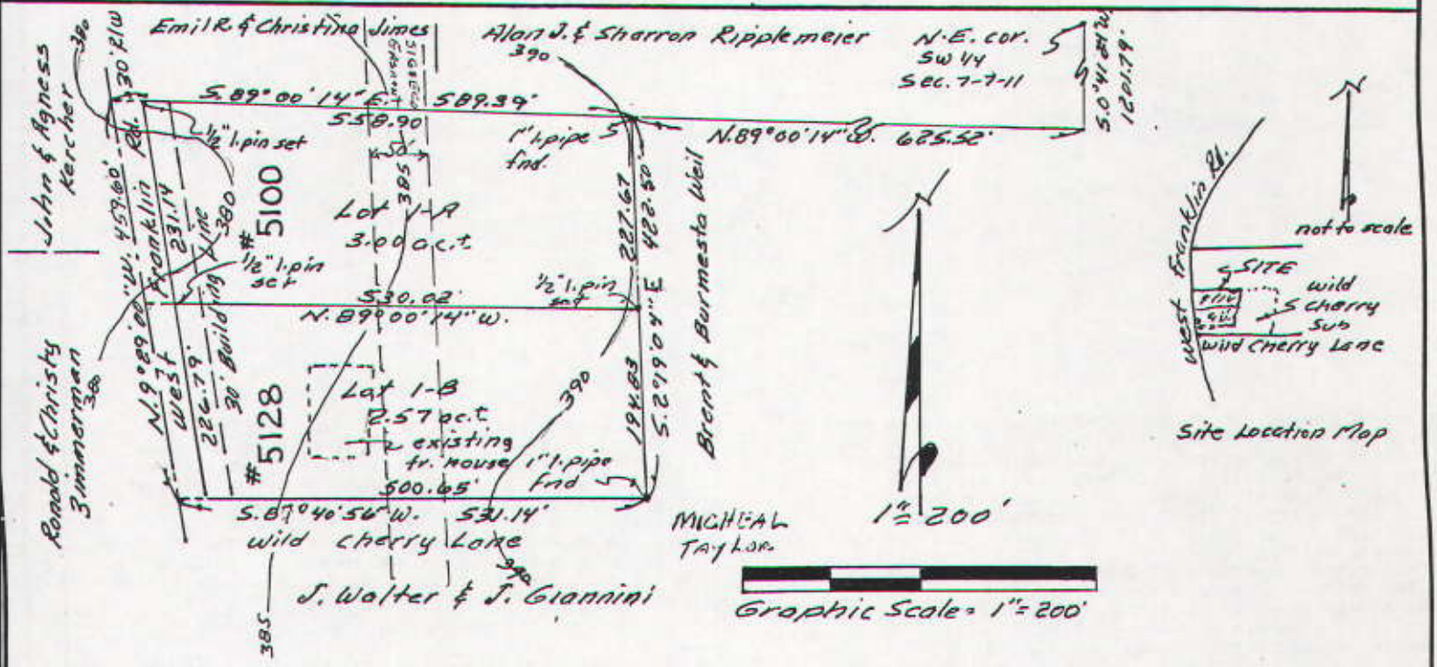
93-09666

MS-165

RECEIVED FOR RECORD
at 3:46 P.M.
APRIL 23 1993
Plat Cabinet MS
Card 165
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

Replat of Lot 1 of Wild Cherry Subdivision



Erosion control: 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 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more then 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.

All corners marked with iron pins
This site lies outside of 100 year flood plain according to FIRM Panel No. 180256 0100 B dated March 19, 1982.
This property zoned "A".
Gas and Electric available.
Septic system will be used.
Water: City water not available

LEGAL DESCRIPTION

Lot 1 of Wild Cherry Subdivision as recorded in Plat Book "L", Page 91 in the Office of the Recorder, Vandedburgh County, Indiana and being more particularly described as follows:

All that part of the Southwest Quarter of Section 7, Township 7 South, Range 11 West of the second principal meridan lying in Vandedburgh county, Indiana, described and bounded as follows to wit:

Commencing at a point in said quarter section, said point being located by measuring South zero degrees, 41 minutes and 24 seconds West from the Northeast corner thereof a distance of 1201.79 feet, thence measure North 89 degrees, 00 minutes and 14 seconds West a distance of 625.52 feet to the place of beginning, thence South 2 degrees, 19 minutes and 04 seconds East a distance of 422.50 feet, thence South 87 degrees, 40 minutes and 56 seconds West a distance of 531.14 feet to the center line of West Franklin Road, thence North 9 degrees, and 29 minutes West along said center line of said road a diatance of 459.60 feet, thence South 89 degrees, 00 minutes and 14 seconds East a distance of 589.39 feet to the place of beginning, containing 5.57 acres more or less.

Subject to all legal highways, easements and rights-of-way of record affecting said real estate.

SURVEYORS CERTIFICATE

I JOHN H. LEFFEL, 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 Feb 24 1993

John H. Leffel

John H. Leffel PLS
Ind. Reg. No. 10110

JOHN H. LEFFEL REGISTERED No. 10110 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS REPLAT OF LOT 1 OF WILD CHERRY SUBDIVISION

Robert W. Michel

Robert W. Michel
5128 West Franklin Road
Evansville, Indiana

Maxine M. Michel

Maxine M. Michel
5128 West Franklin Road
Evansville, Indiana

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 27 DAY OF February 199 3.

MY COMMISSION EXPIRES: May 19, 1993

Mary E. Ireland
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Mary E. Ireland
PRINTED

NOTARY PUBLIC SEAL STATE OF 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 7, 1993.

PRESIDENT Alfred H. Baur, Jr.

EXECUTIVE DIRECTOR Barbara D. Cummings

PLAT RELEASE APRIL 23, 1993

EXECUTIVE DIRECTOR Barbara D. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL