AREA PLAN COMMISSION OFFICIAL FORM

93--12385

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 1 8 1993

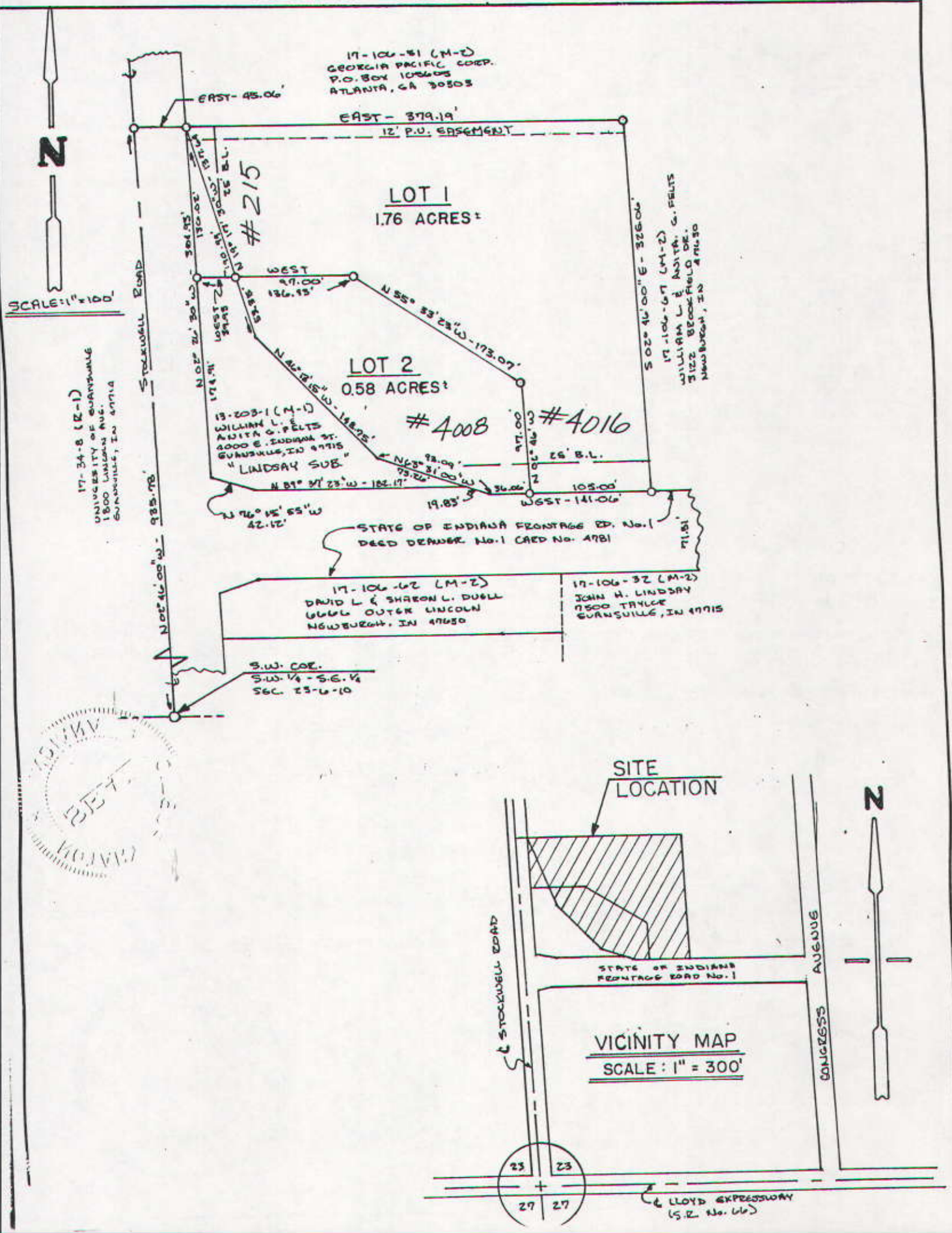
Sam Humphrey
AUDITOR 2584

MS-168

RECEIVED FOR RECORD
at 3:18 P M.
MAY 18 1993
Plat Drawer MS
Card 168
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

FELTS SUBDIVISION



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 May 4, 1993

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

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

We, William L. & Anita G. Felts, 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 "FELTS SUBDIVISION"

William L. Felts
WILLIAM L. FELTS

Anita G. Felts
ANITA G. FELTS

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 subje[illegible]o 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 4th DAY OF May 1993.

MY COMMISSION EXPIRES: June 9, 1996

Lucille V. Biggerstaff
NOTARY PUBLIC

Lucille V. Biggerstaff
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC 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 MAY 18, 1993.

PRESIDENT Alfred H. Sonner, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 5-18-93

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, city water and sanitary sewer is also available.

2.) FLOOD: According to FIRM Panel 5 of 8 , dated October 15, 1981 for the City of Evansville, Indiana. The proposed site lies outside the 100 year flood zone.

3.) SOIL TYPE AND EROSION CONTROL: The soil type for the proposed site is (He); Henshaw Silt Loam, 0 to 2% slopes, slow runoff. Soils with slopes of 0 to 6% slopes shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) 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 M-1.

5.) OWNER & DEVELOPER: William L. & Anita G. Felts, 4000 E. Indiana Street, Evansville, Indiana.

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

LEGAL DESCRIPTION

A part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 6 South, Range 10 West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point on the East right-of-way line of Southern Railway Company, which point is also the North corner of Lidsay Subdivision as recorded in Minor Subdivision File at Card #8 in the office of the Recorder of Vanderburgh County, Indiana, which point is also located by commencing at the Southwest corner of said quarter quarter section and measuring thence North 2 degrees and 46 minutes West along the West line thereof for 935.78 feet; thence East and parallel with the South line of said quarter quarter section for 45.06 feet to the point of beginning of subject boundary description; thence East and parallel with the South line of said quarter quarter section for 379.19 feet to a point which lies 302 feet West of the West line of Congress Avenue; thence South 2 degrees and 46 minutes East for 325.06 feet to a point on the North line of Indiana Street; thence West and parallel to the South line of said quarter quarter section and along the North line of Indiana Street for 141.06 feet; thence North 63 degrees 31 minutes and 00 seconds West for 93.09 feet; thence North 46 degrees 13 minutes and 15 seconds West for 148.75 feet; thence North 19 degrees 17 minutes and 30 seconds West for a distance of 190.99 feet; to the aforementioned place of beginning and containing 2.28 acres more or less.

Also that part of Lot 1, Lindsay Subdivision as recorded in Minor Subdivision File at Card #8 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the most northerly point of said Lot 1 on the East right-of-way of Stockwell Road; from said point of beginning thence South 19 degrees 17 minutes and 30 seconds East for 137.64 feet; thence West and parallel to the South line of said quarter quarter section for 39.93 to a point on the East right-of-way of Stockwell Road; thence North 02 degrees 26 minutes 30 seconds West along said East right-of-way of Stockwell Road for 130.02 feet to the aforementioned place of beginning and containing 2593.68 square feet or 0.059 acres more or less.



Sam Biggerstaff - L.S.
Ind. Reg. No. 9838
Evansville, IN
May 4, 1993