93-18622

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 16 1993

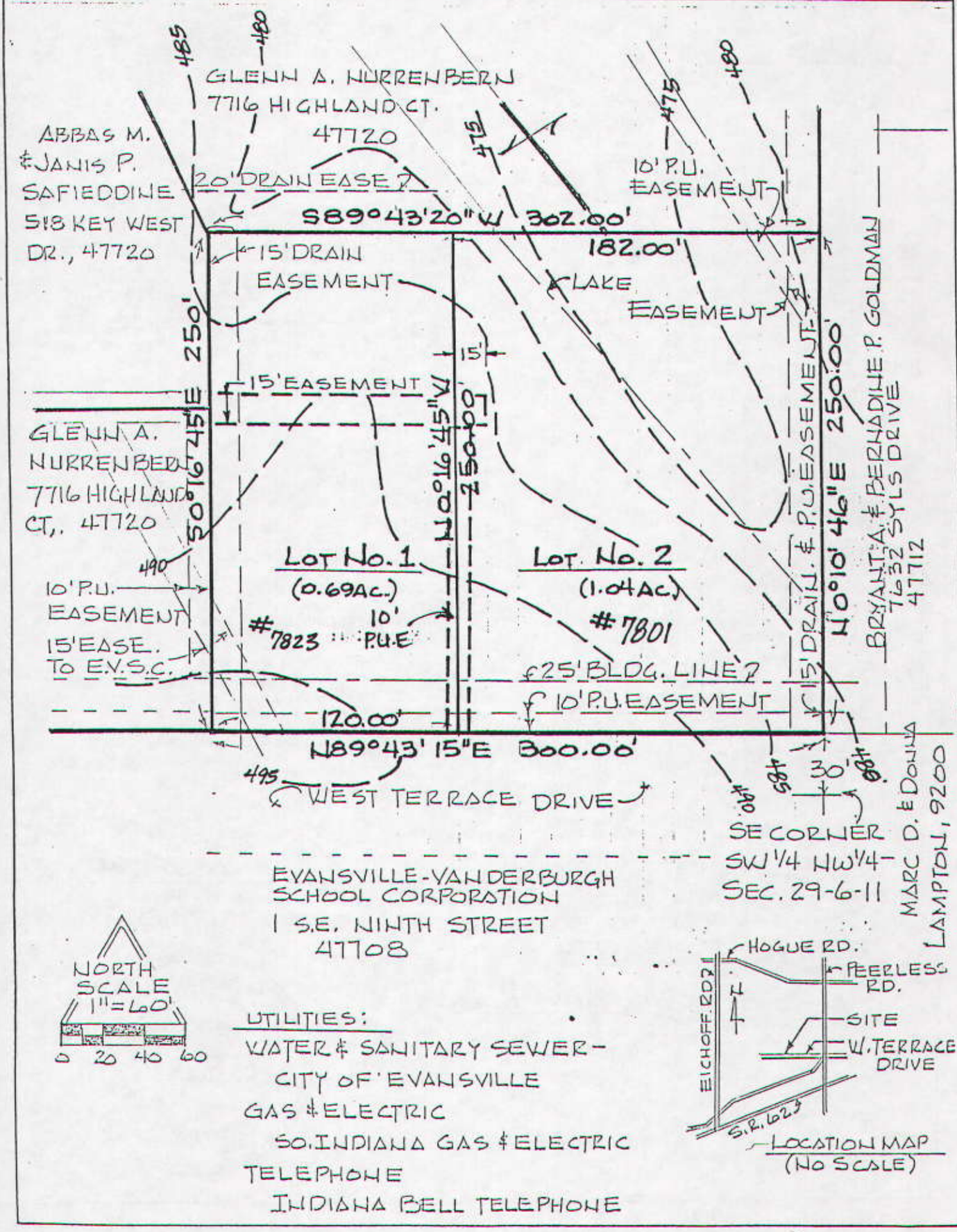
Tom Humphrey
AUDITOR
3864

MS-174

RECEIVED FOR RECORD
at 10:11 A M.
JULY 16 1993
Plat Drawer MS
Card 174
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

KEY WEST ESTATES MINOR SUBDIVISION



AREA PLAN COMMISSION OFFICIAL [illegible]

SURVEYORS CERTIFICATE

I STEVEN E. HAHN, 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 DECEMBER 18, 1992 Steven Hahn

STEVEN E. HAHN No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Glenn A. Kennedy 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 KEY WEST ESTATES MINOR SUBDIVISION

2/24/93 Glenn A. Kennedy

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

WITNESS MY HAND AND SEAL THIS 24 DAY OF Feb 1993

MY COMMISSION EXPIRES: 6-23-96

RESIDENT OF Vanderburgh COUNTY

Paul Buckstage NOTARY PUBLIC

Paul Buckstage PRINTED

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 7-16-, 1993.

PRESIDENT Alfred H. Bana, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 7-16-1993

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

KEY WEST ESTATES MINOR SUBDIVISION

LEGAL DESCRIPTION:

A part of the Southwest Quarter of the Northwest Quarter of Section 29; Township 6 South; Range 11 West of the Second Principal Meridian in Perry Township, Vanderburgh County, Indiana more particularly described as: Beginning at the Southeast corner of said Quarter Quarter, thence N00-10-46E a distance of 30.00 feet, to the true point of beginning, thence N00-10-46E a distance of 250.00 feet, thence S89-43-20W a distance of 302.00 feet, thence S00-16-45E a distance of 250.00 feet, thence N89-43-15E a distance of 300.00 feet to the place of beginning, containing 1.73 acres more or less.

GENERAL NOTES:

ZONING: R-1

UTILITIES: Gas and Electric is provided by Southern Indiana Gas and Electric. Telephone service is provided by Indiana Bell Telephone Company. Water is provided by the City of Evansville. Sanitary Sewer is to be extended and become a part of the City of Evansville system.

FLOOD: None of the area lies within the 100 year flood zone according to FIRM Panel No. 180256 0100B for Vanderburgh County, Indiana. (Revised 3/19/82)

SOIL DATA:

AlC3 - Alford Silt Loam, 6 to 12 percent slopes, severely eroded
HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded

TEMPORARY CONSTRUCTION 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 the disturbance of the soil and must remain in place until final grading and shaping. Slopes greater than 6% shall have straw bales and/or erosion blankets in place within 5 days.

EROSION CONTROL OF DITCHES:
Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at the completion of ditch seeding.
Slopes greater than 8% will require rip rap or other approved stabilization at the completion of grading if the total ditch length at the point is greater than 100 lineal feet.
Existing storm drainage water ways shall be protected and maintained by the property owner on which the water way is located.

WETLAND DESIGNATION:
The subject tract of land does not lie within or contain any wet land classification as said tract plots by scale on U.S. Department of Interior, Fish and Wildlife Service National Wetlands Inventory Map.

OWNER AND DEVELOPER:
Glenn A. Nurrenbern
7716 Highland Court
Evansville, Indiana
47720

SURVEYOR AND ENGINEER:
Steven E. Hahn, S0174, 14593
801 Mels Drive
Evansville, Indiana
47712