93-26312 AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 28 1993

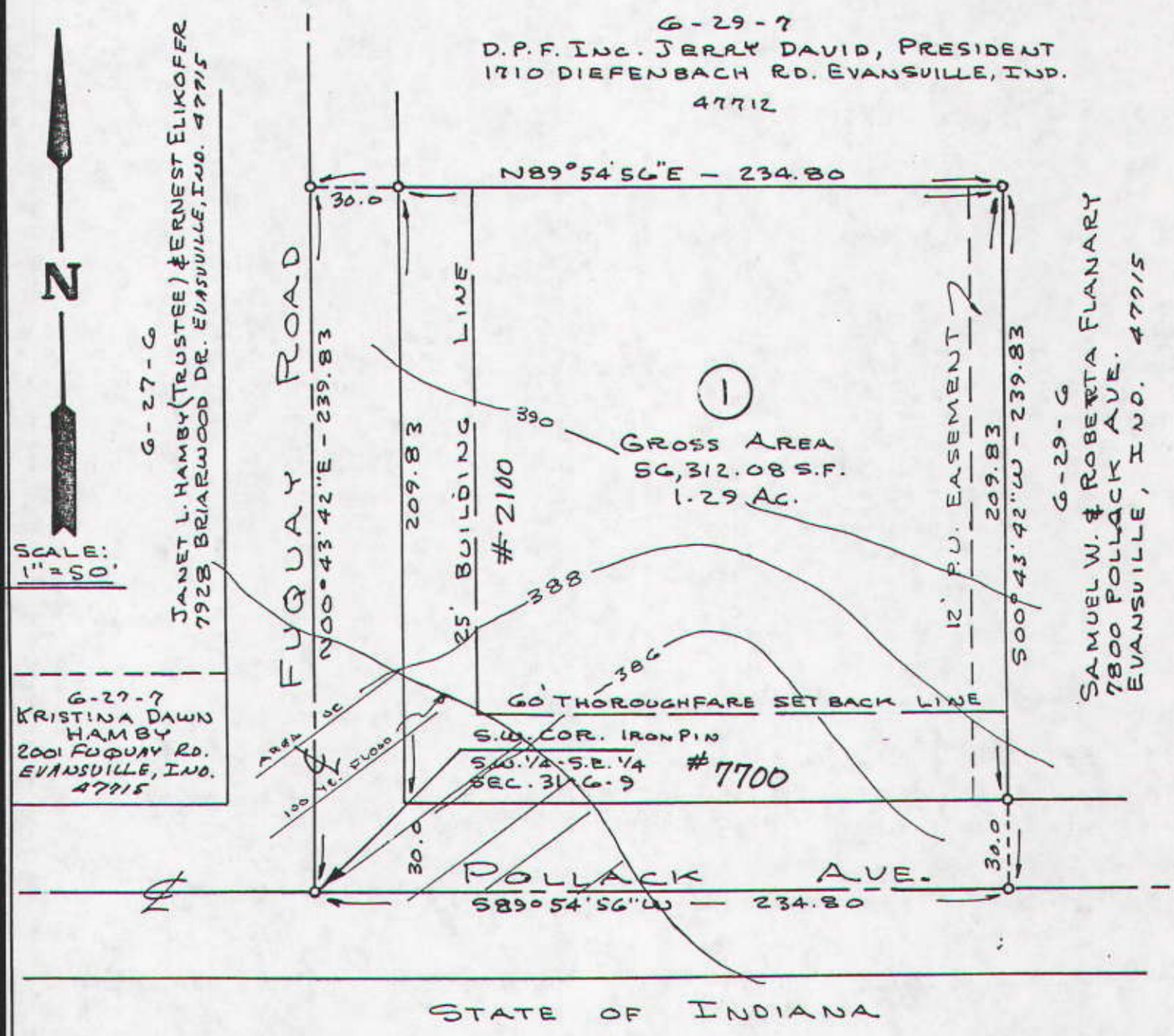
Tom Humphrey
AUDITOR
5387

MS-180

RECEIVED FOR RECORD
at 2:57 P M.
SEPT 28 1993
Plat Drawer MS
Card 180
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

ANGEL POINT



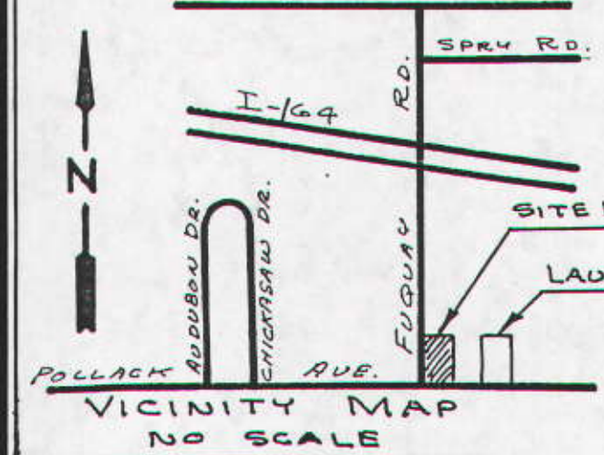
6-27-6 Janet L. Hamby (Trustee) & Ernest Elikofer
7928 Briarwood Dr.
Evansville, IN 47715

6-27-7 Kristina Dawn Hamby
2001 Fuquay Road
Evansville, IN 47715

6-29-6 Samuel & Roberta S. Flanary
7800 Pollack Avenue
Evansville, IN 47715

6-29-7 D.P.F. Inc., Jerry David-Pres.
1710 Diefenbach Rd.
Evansville, IN 47720

State of Indiana, PO Box 7012
Addison Avenue Evansville, IN 47719



SURVEYORS CERTIFICATE

I, _____, 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 Sept 10 1993 John H Leffel

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

OWNERS CERTIFICATE

WE, MATTHEW BAUMGART & PATRICIA BAUMGART, 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 ANGEL POINT

Matthew E. Baumgart

Patricia A. Baumgart

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 10th DAY OF September 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 SEPTEMBER 28, 1993.

PRESIDENT _____

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE SEPT. 28, 1993

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

LEGAL DESCRIPTION

That part of the Southwest Quarter of the Southeast Quarter of Section Thirty-one (31), Township Six (6) South, Range Nine (9) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said quarter quarter section; from said place beginning, thence North 00 degrees, 43 minutes, 42 seconds, East along the West line of said quarter quarter for 239.83 feet; thence North 89 degrees, 54 minutes, 56 seconds, East for 234.80 feet; thence South 00 degrees, 43 minutes, 42 seconds West for 239.83 feet to a point on the South line of said quarter quarter section; thence South 89 degrees, 54 minutes, 56 seconds West along said South line for 234.80 feet to the aforementioned place of beginning; containing a gross area of 1.29 acres more or less.

The above described real estate is subject to the right-of-way for Fuquay Road off the entire West side thereof and for Pollack Avenue off the entire South side thereof.

The above described real estate is subject to all other legal rights-of-way and easements of record.

NOTES

1) UTILITIES:
According to S.I.G.E.C.O., electric power and gas is available to the site, as well as telephone and Cable TV. City water and sanitary sewer is not available. A certified, engineered septic system will be utilized. Since city water is not available, a water well will be utilized unless water is extended to the site; hence, at that time, a tap to the city water main will be available.

2) FLOOD DATA
According to Firm Panel 50 of 100, dated March 19, 1982, for Vanderburgh County, Indiana, the proposed site lies outside the 100 year flood zone.

3) SOIL TYPE & EROSION CONTROL
The soil types for the proposed site are WHBZ (Wheeling Loam, 2-6% slopes) and WHA (Wheeling Loam 0-2%); slopes of 0-6% shall be mulched and seeded with a cover crop, i.e., rye, red top and wheat within 5 days of the disturbance of the soil and must remain in shape until finished grading and shaping.

4) ZONING:
The subject real estate is zoned R-1; as well as the adjoining properties.

5) OWNER & DEVELOPER
Matthew & Patricia Baumgart, 512 S. Weinbach Avenue, Evansville, Indiana (812) 423-7832

6) ENGINEER & SURVEYOR
John H. Leffel, 1270 Maxwell Avenue, Evansville, Indiana 47711 (812) 464-3031