93-28164

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 15 1993

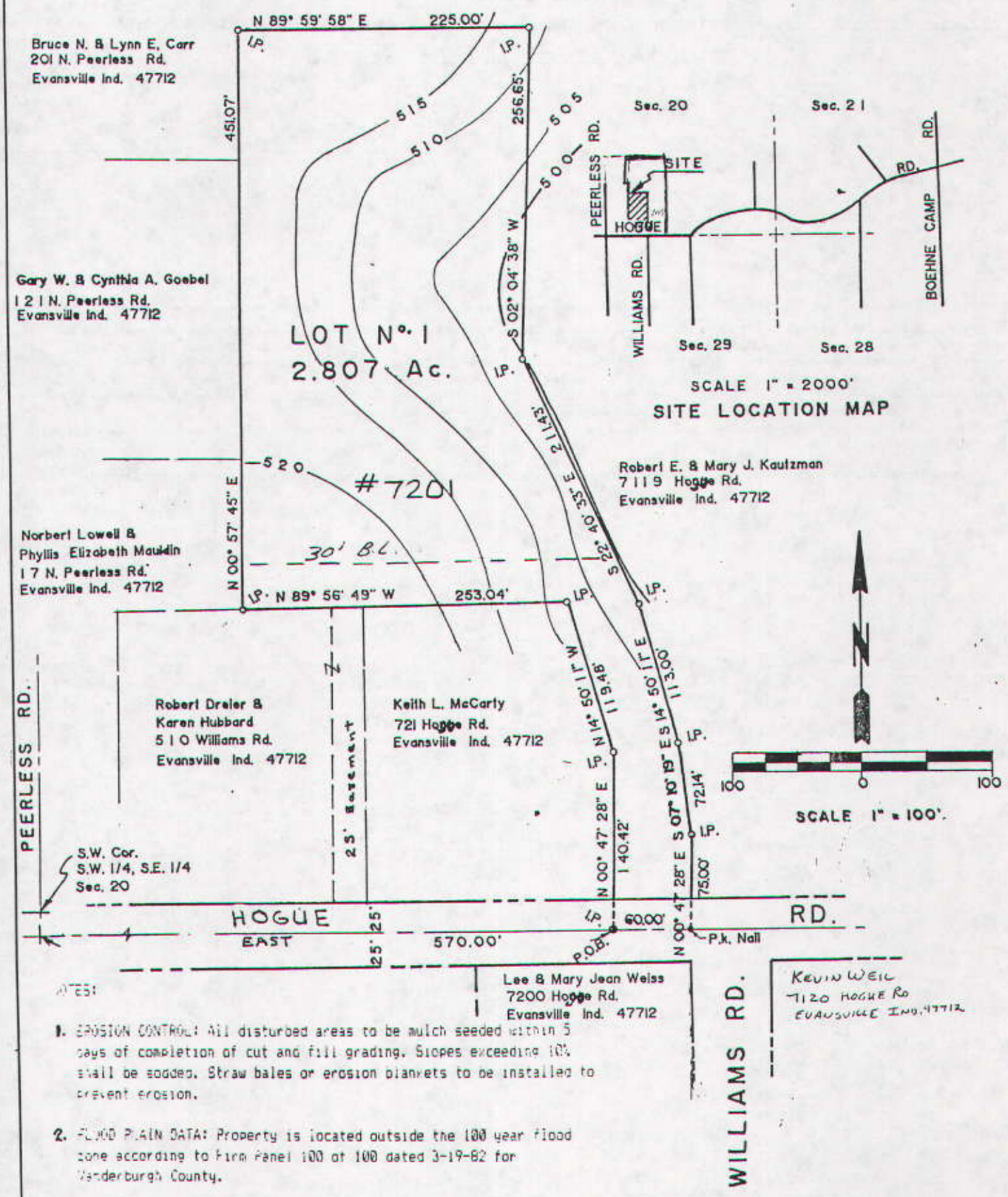
Tom Humphrey
AUDITOR
5774

MS-183

RECEIVED FOR RECORD
at 208 P M.
OCT 15 1993
Plat Drawer MS
Card 183
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

BLEEKER ESTATES



NOTES:

1. EROSION CONTROL: All disturbed areas to be mulch seeded within 5 days of completion of cut and fill grading. Slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion.

2. FLOOD PLAIN DATA: Property is located outside the 100 year flood zone according to Firm Panel 100 of 100 dated 3-19-82 for Vanderburgh County.

3. ZONING: Subject property and all adjacent property is zoned agricultural.

4. Gas, water, and electric service is available.

5. SURVEYOR'S REPORT: Report is on file for previous survey in Surveyor Plat Draw 1 Card 314 as recorded on August 21, 1991 in the office of the Recorder.

SURVEYORS CERTIFICATE

I, ALVIN L. PAUL, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STAT OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST A ALL LOCATIONS NOTED.

DATE Sept 29, 1993 Alvin L Paul

ALVIN L. PAUL REGISTERED No. S0415 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

ROBERT E. KAUTZMAN
MARY J KAUTZMAN, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAI REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS BLEEKER ESTATES

Robert E Kautzman

Mary J. Kautzman

7119 HOGUE RD
EVANSVILLE, IN 47712

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. Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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 29th DAY OF September 1993.

MY COMMISSION EXPIRES: May 21, 1995

RESIDENT OF Vanderburgh COUNTY

Jackie A. Tooley
NOTARY PUBLIC

Jackie A. Tooley
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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON OCTOBER 15 1993.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE OCTOBER 15, 1993

PRESIDENT Robert H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummins

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION
BLEEKER ESTATES LOT 1
2.807 ACRES

Part of the Southwest Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 11 West in Perry Civil Township of Vanderburgh County, Indiana more particularly described as follows:

Commencing at a 1/2 inch I. D. (inside diameter) pipe at the southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 20; thence East (basis of bearing) along the south line of said quarter quarter section 570.00 feet to a 1/2 inch rebar 8 inches long being the POINT OF BEGINNING; thence North 00 degrees 47 minutes 28 seconds East 140.42 feet to a 1/2 inch I. D. pipe found at the northeast corner of Keith L. McCarty property as per deed Draw 3 Card 4391; thence North 14 degrees 50 minutes 11 seconds West 119.48 feet to a 1/2 rebar 30 inches long; thence North 89 degrees 56 minutes 49 seconds West 253.04 feet to a 3/4 inch rebar 30 inches long (hereafter referred to as a "rebar"); thence North 00 degrees 57 minutes 45 seconds East parallel with the west line of said quarter quarter section 451.07 feet to a "rebar"; thence North 89 degrees 59 minutes 58 seconds East 225.00 feet to a "rebar"; thence South 02 degrees 04 minutes 38 seconds West 256.65 feet to a "rebar"; thence South 22 degrees 40 minutes 33 seconds East 211.43 feet to a "rebar"; thence South 14 degrees 50 minutes 11 seconds East 113.00 feet to a "rebar"; thence South 07 degrees 10 minutes 19 seconds East 72.14 feet to a "rebar"; thence South 00 degrees 47 minutes 28 seconds West 75.00 feet to a P. K. nail on the south line of said quarter quarter section; thence West along the south line of said quarter quarter section 60.00 feet to the point of beginning. Containing 2.807 acres.