93-36264

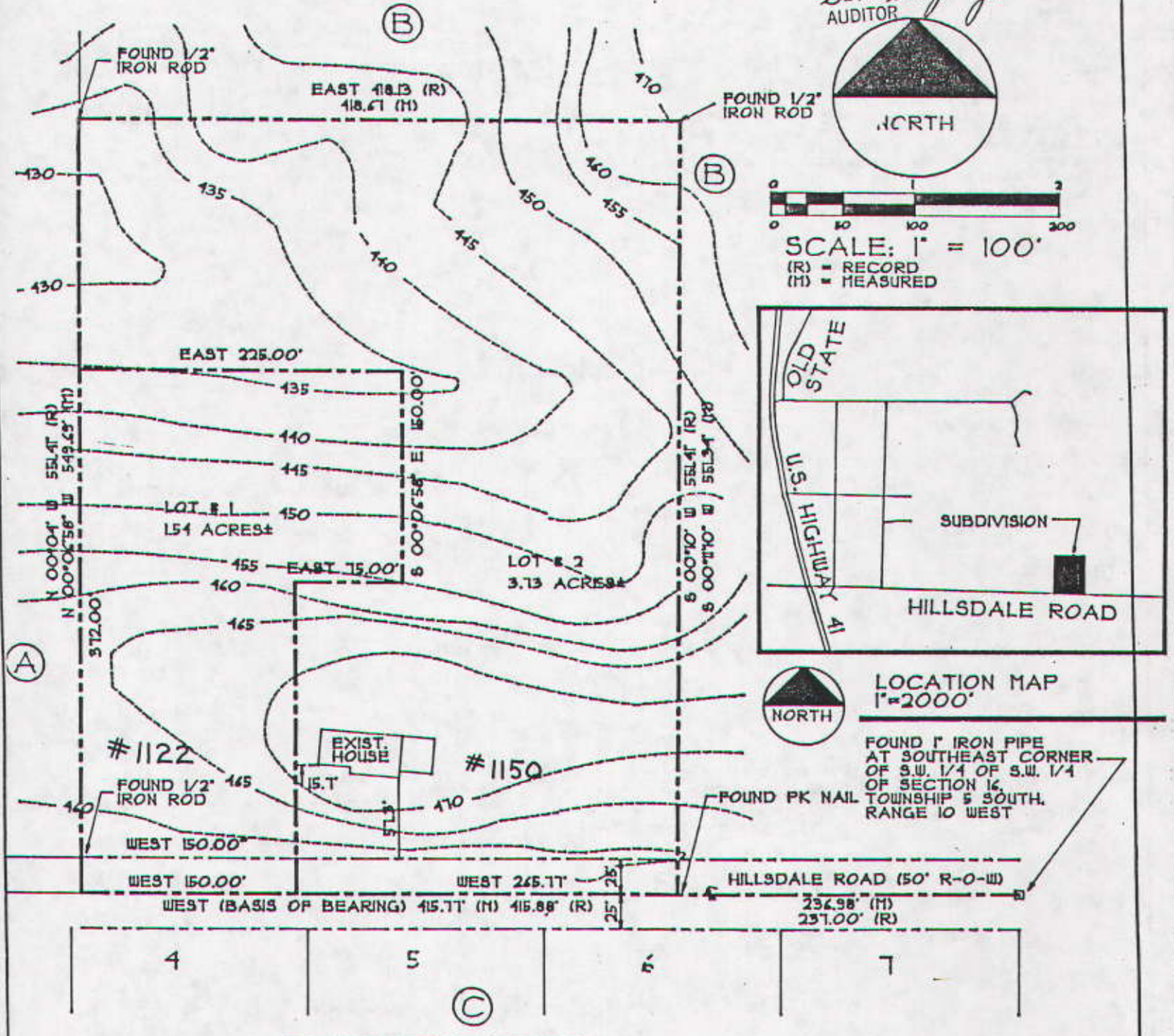
RECEIVED FOR RECORD
at 2:20 P M.
DEC 29 1993
Plat Drawer MS
Card 189
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-189

DO NOT WRITE IN SPACE ABOVE THIS LINE

GRAHAM PLACE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
DEC 29 1993
7512
Sam Humphrey
AUDITOR



BEARD SUBDIVISION SECTION "A"
BOOK "L" PAGE 159

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 2,1993

Ralph A. Easley, Jr.

RALPH A. EASLEY, JR. No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Richard K. & JoAnn Graham, 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 Graham Place

Richard K. Graham
1150 E. Hillsdale Road
Evansville, IN 47711
812/867-2831

JoAnn Graham
1150 E. Hillsdale Road
Evansville, IN 47711
812/867-2831

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 2nd DAY OF December 1993

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL

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 DECEMBER 29, 1993.

PRESIDENT Richard H. Barnes, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE DECEMBER 29, 1993

EXECUTIVE DIRECTOR Barbara Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section (16), Township (5) South, Range (10) West, Vanderburgh County, Indiana and described as follows: beginning at a point on the south line of said Quarter, Quarter Section, said point being 236.98 feet West of the Southeast corner thereof to the true point of beginning; thence

1st: West 415.77 feet; thence

2nd: North 00°06'58" West 549.69 feet; thence

3rd: East 418.67 feet; thence

4th: South 00°11'10" West 551.34 feet to the true point of beginning and containing 5.27 acres more or less.

GENERAL NOTES

1. Owners/Developers: Richard K. and Jo Ann Graham; 1150 East Hillsdale Rd.; Evansville, Indiana 47711; 812/867-2831
2. Utilities: Southern Indiana Gas And Electric Company gas and electric are available. City of Evansville provide both water and sanitary sewer service to the site.
3. Erosion Control: Slopes 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 than 6% shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: The above described property is not located in a flood plain as per FIRM panel 180256 0025 C dated August 05, 1991.
5. Zoning: The above described property is zoned Agricultural.
6. Adjacent Property Owners:

   A. Richard G. & R. Williams Evkamp; 9908 Old State Road; Evansville, Indiana 47711

   B. Henry R. Jr. and Helen Schroeder; 1216 Hillsdale Road; Evansville, Indiana 47711

   C. Alvrone Sater; Trustee of Alvrone Sater Trust # 3 P.O. Box 2509; Evansville, Indiana 47728