AREA PLAN COMMISSION OFFICIAL FORM

94-14389

ULY ENTERED FOR TAXATION SUBJECT
O FINAL ACCEPTANCE FOR TRANSFER.

MAY 24 1994

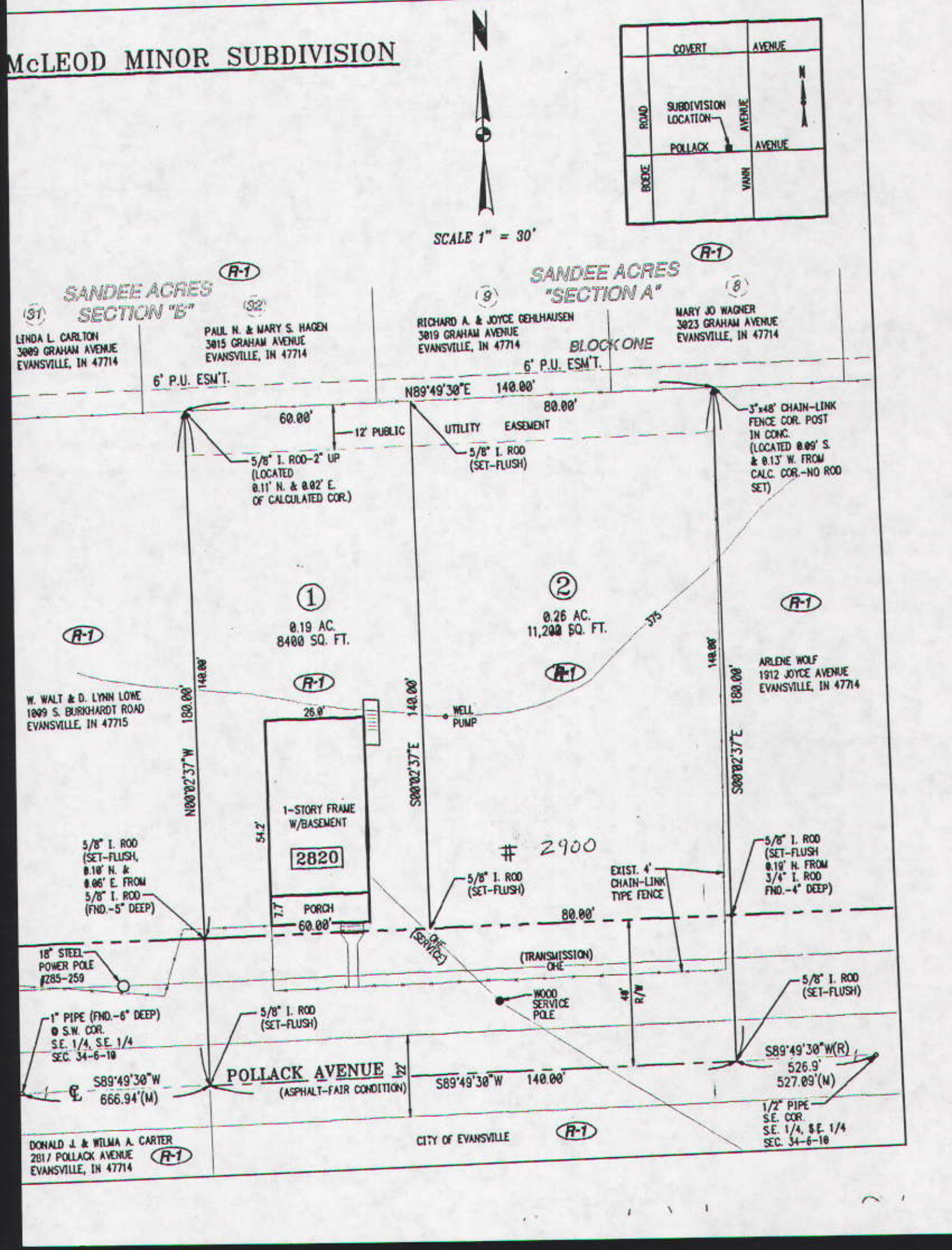
Sam Humphrey 2982
AUDITOR

MS-198

RECEIVED FOR RECORD
at 4:07 P M.
MAY 24 1994
Plat Drawer MS
Card 198
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

McLEOD MINOR SUBDIVISION



SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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 ALL LOCATIONS NOTED.

DATE MAY 16, 94

STEVEN A. SHERWOOD REGISTERED No. S 000007 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS McLEOD MINOR SUBDIVISION

W. WALT LOWE, TRUSTEE
1009 S. BURKHARDT ROAD
EVANSVILLE, IN 47715

D. LYNN LOWE, TRUSTEE
1009 S. BURKHARDT ROAD
EVANSVILLE, IN 47715

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 20th DAY OF MAY 1994

MY COMMISSION EXPIRES: 12-12-97

RESIDENT OF GIBSON COUNTY

NOTARY PUBLIC

JERRY WILDMAN
PRINTED

JERRY WILDMAN 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON MAY 24 1994

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MAY 24, 1994

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section Thirty-four (34), Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, described as follows:

Beginning at a point on the south line of said Quarter Quarter Section which lies south 89 degrees 49 minutes 30 seconds west five hundred twenty-six and nine tenths (526.90) feet from the southeast corner thereof, thence south 89 degrees 49 minutes 30 seconds west along said south line one hundred forty (140.00) feet, thence north 00 degrees 02 minutes 37 seconds west and parallel with the east line of said Quarter Quarter Section one hundred eighty (180) feet, thence north 89 degrees 49 minutes 30 seconds east and parallel with the south line thereof one hundred forty (140) feet, thence south 00 degrees 02 minutes 37 seconds east and parallel with said east line one hundred eighty (180) feet to the place of beginning, containing fifty-eight hundredths (0.58) acres, more or less.

Subject to forty (40) feet off the south side of the above described real estate for Pollack Avenue.

General Notes

Zoning: The subject property, and all abutting property, is zoned single-family residential, R-1.

Utilities: Sanitary sewer, water, gas, electric, and telephone are available to the site.

Flood Plain Data: Flood Insurance Rate Map (FIRM) Community Panel 180257 0008 B, dated October 15, 1981 shows that no portion of this subdivision lies within Zone A.

Contours: Contours shown were taken from Vanderburgh County Topographic Map (sheet 199-dated March 27, 1990).

Temporary Erosion Control: (during construction)
- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.