AREA PLAN COMMISSION OFFICIAL FORM

~~94-20328~~
94-20329

RECEIVED FOR RECORD
at 11:23 a.m.
Aug. 2 1994
at Drawer MS
and 200
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

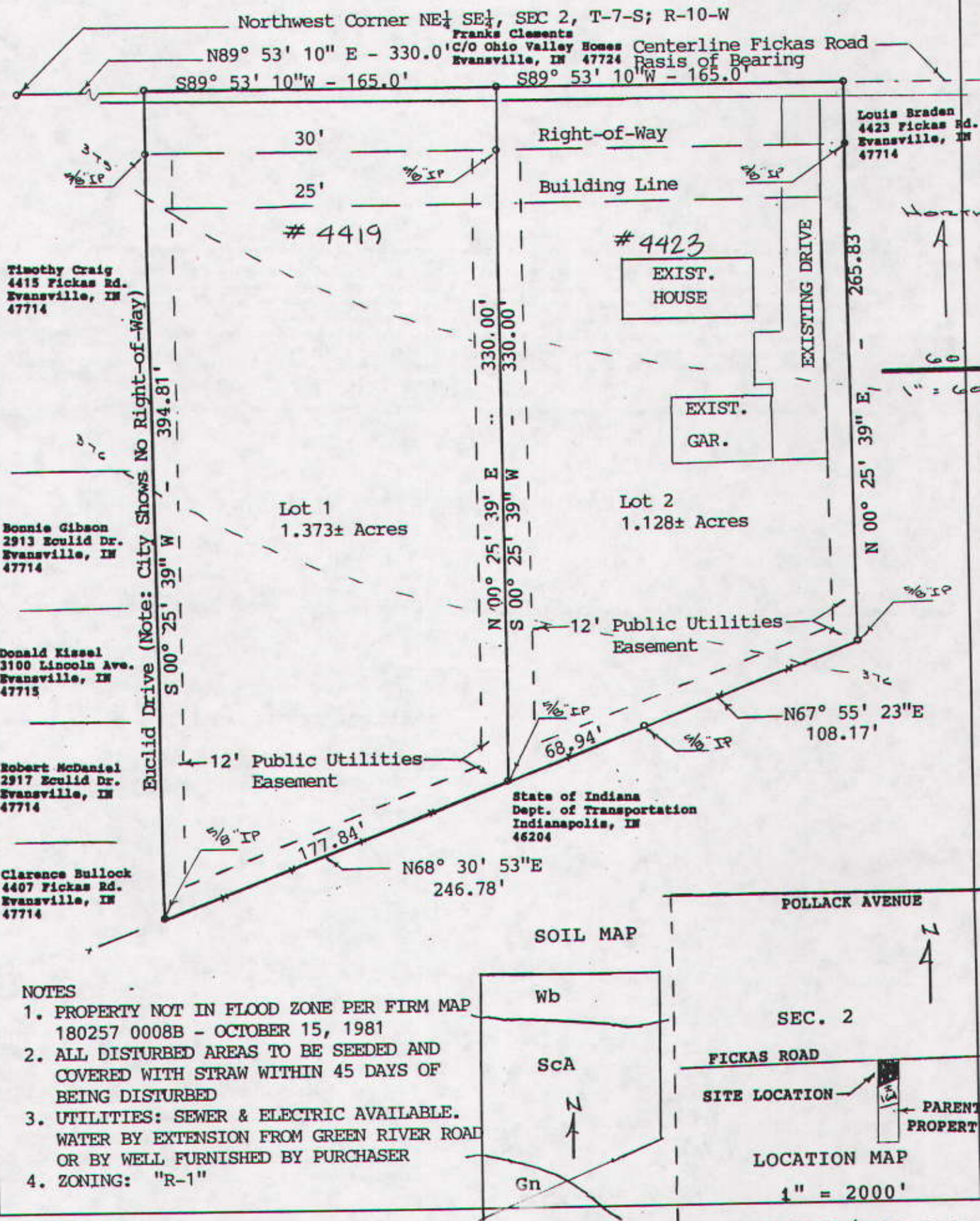
# MS-200

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG - 2 1994
4503
Tom Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

control # 0059

## BRADEN MINOR SUBDIVISION




NOTES

1. PROPERTY NOT IN FLOOD ZONE PER FIRM MAP 180257 0008B - OCTOBER 15, 1981
2. ALL DISTURBED AREAS TO BE SEEDED AND COVERED WITH STRAW WITHIN 45 DAYS OF BEING DISTURBED
3. UTILITIES: SEWER & ELECTRIC AVAILABLE. WATER BY EXTENSION FROM GREEN RIVER ROAD OR BY WELL FURNISHED BY PURCHASER
4. ZONING: "R-1"

## SURVEYORS CERTIFICATE

I, William Y. Bivins, 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 July 6, 1994

William Y. Bivins
503 State Street
Newburgh, Indiana
47630

WILLIAM Y. BIVINS REGISTERED No. LS-910003 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 Braden Minor Subdivision

Louis E. Braden
4423 Fickas Road
Evansville, Indiana
47714

Elizabeth L. Braden
4423 Fickas Road
Evansville, Indiana
47714

| | |
|---|---|
| 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.<br>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 VAND 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 6 DAY OF JULY 1994.

MY COMMISSION EXPIRES: 5-28-98

RESIDENT OF VAND COUNTY

Barbara Ann Puckett
NOTARY PUBLIC

BARBARA ANN LUCKETT
PRINTED

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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON 8-2 1994.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE August 2, 1994

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

DO NOT WRITE IN SPACE ABOVE THIS LINE

**BRADEN MINOR SUBDIVISION**

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 7 South, Range 10 West in Vanderburgh County, Evansville, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of said Quarter Quarter Section, thence North 89° 53' 10" East, along the North line thereof, a distance of 330.0 feet to the Point of Beginning; thence South 00° 25' 39" West a distance of 394.81 feet to a 5/8" iron pin, set; thence North 68° 30' 53" East, along the North right-of-way of I-164, a distance of 246.78 feet to a 5/8" iron pin set; thence North 67° 55' 23" East , along said right-of-way, a distance of 108.17 feet to a 5/8" iron pin, found; thence North 00° 25' 39" East a distance of 265.83 feet to a point on the North line of said Quarter Quarter Section; thence South 89° 53' 10" West, along said North line, a distance of 330.0 feet to the Point of Beginning and containing 2.501 acres, more or less.

Subject to 30 feet off the North side thereof for right-of-way of Fickas Road and all recorded easements and right-of-ways.