AREA PLAN COMMISSION OFFICIAL FORM

94-21065

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 10 1994

Tom Humphrey
AUDITOR
4693

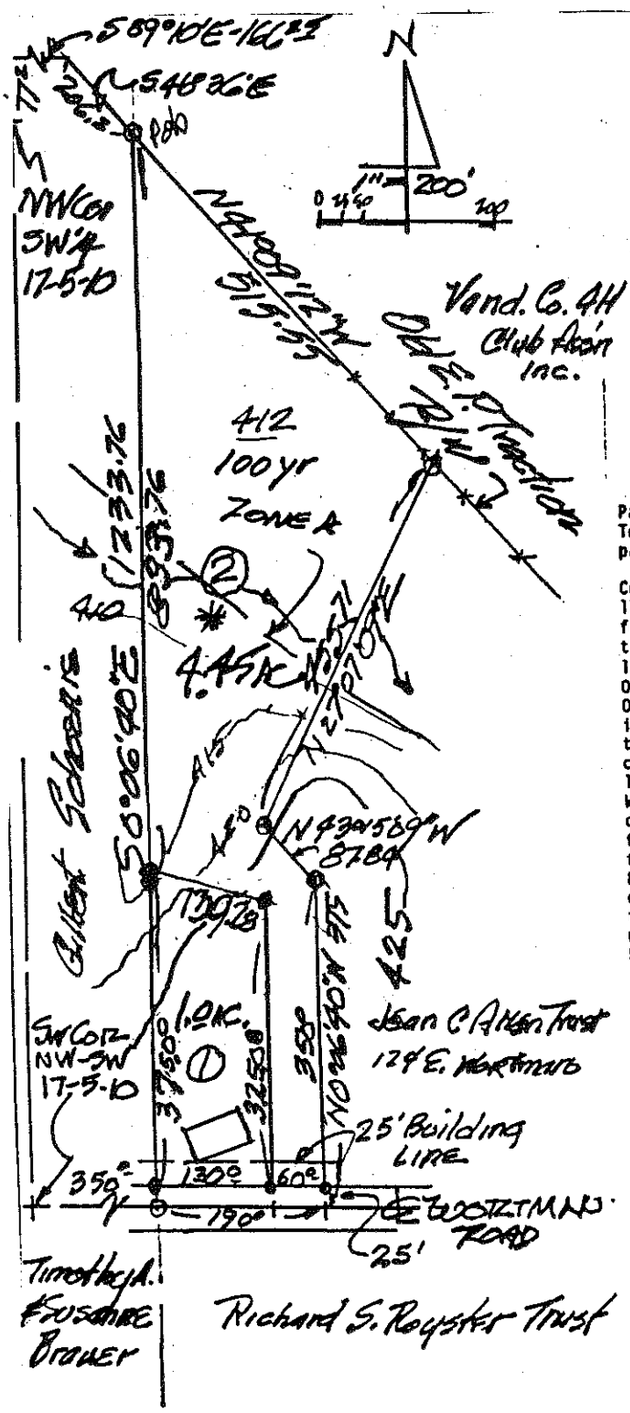
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at 2:10 P.M.
AUG. 10 1994

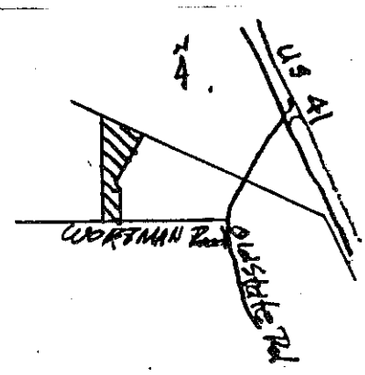
Plat Drawer MS
Card 202
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-202

DO NOT WRITE IN SPACE ABOVE THIS LINE

ALLEN SUBDIVISION





LOCATION MAP
No Scale

Part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows: Beginning at a point thus found:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17, thence North along the West line thereof 77.2 feet to an iron pin 100 feet South of an 8 foot fence, running in an Easterly and Westerly direction, thence parallel with said fence and 100 feet therefrom South 89 degrees 10 minutes East 166.25 feet to an iron pin in the Southwesterly line of the Old Evansville and Princeton Traction right of way, thence South 44 degrees 09 minutes 12 seconds East along said right of way line 206.2 feet to an iron pin and being the place of beginning, from said point of beginning thence South 0 degrees 06 minutes 40 seconds East 1233.76 feet to the center of the Wortman Road, said point being South 89 degrees 59 minutes 14 seconds East 350 feet from the intersection of the center of the Wortman Road with the West line of said Section 17, thence South 89 degrees 59 minutes 14 seconds East along the center of Wortman Road 190.0 feet, thence North 0 degrees 06 minutes 40 seconds West a distance of 375.0 feet, thence North 43 degrees 15 minutes 09 seconds West a distance of 87.48 feet, thence North 27 degrees 07 minutes 09 seconds East a distance of 455.71 feet to a point on the Old Evansville Princeton right of way, thence North 41 degrees 09 minutes 12 seconds West along said right of way a distance of 515.55 feet to the place of beginning, containing 5.45 acres more or less.

* Minimum Floor Elevation, Basement & Including Garage shall be 414.0

LOT 1 # 100 E.
LOT 2 # 108 E.

- Domestic Sewer & Site
- Evansville City Water

Erosion Control: Slopes of 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 more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

#6-94-34

SURVEYORS CERTIFICATE

I, Billy T Nicholson, 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 Billy T Nicholson

BILLY T. NICHOLSON REGISTERED No. 7[illegible] STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Vonda K. Drone Tr. 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 Allen Subdivision

Jean C. Allen Living Trust

Vonda K. Drone

Vonda K. Drone Trustee
124 E. Wortman Road
Evansville, Ind. 47711

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 28th DAY OF July 1994.

MY COMMISSION EXPIRES: 3/13/96

Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

BARBARA A. RUNYON
PRINTED

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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON Aug. 10 1994.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ★ OFFICIAL SEAL

PLAT RELEASE August 10, 1994

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham