AREA PLAN COMMISSION OFFICIAL FORM

94-23821

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

5419 SEP 12 1994

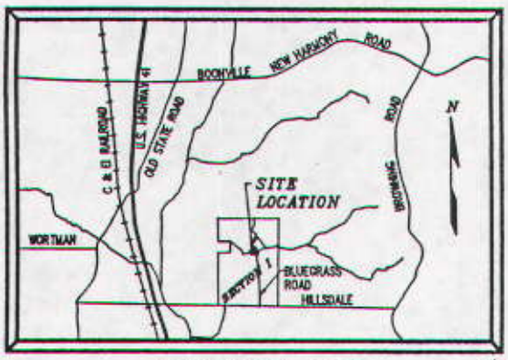
AUDITOR

RECEIVED FOR RECORD
at 10:19 AM
Sept 12 1994
Plat Drawer MS
Card 207 0028
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

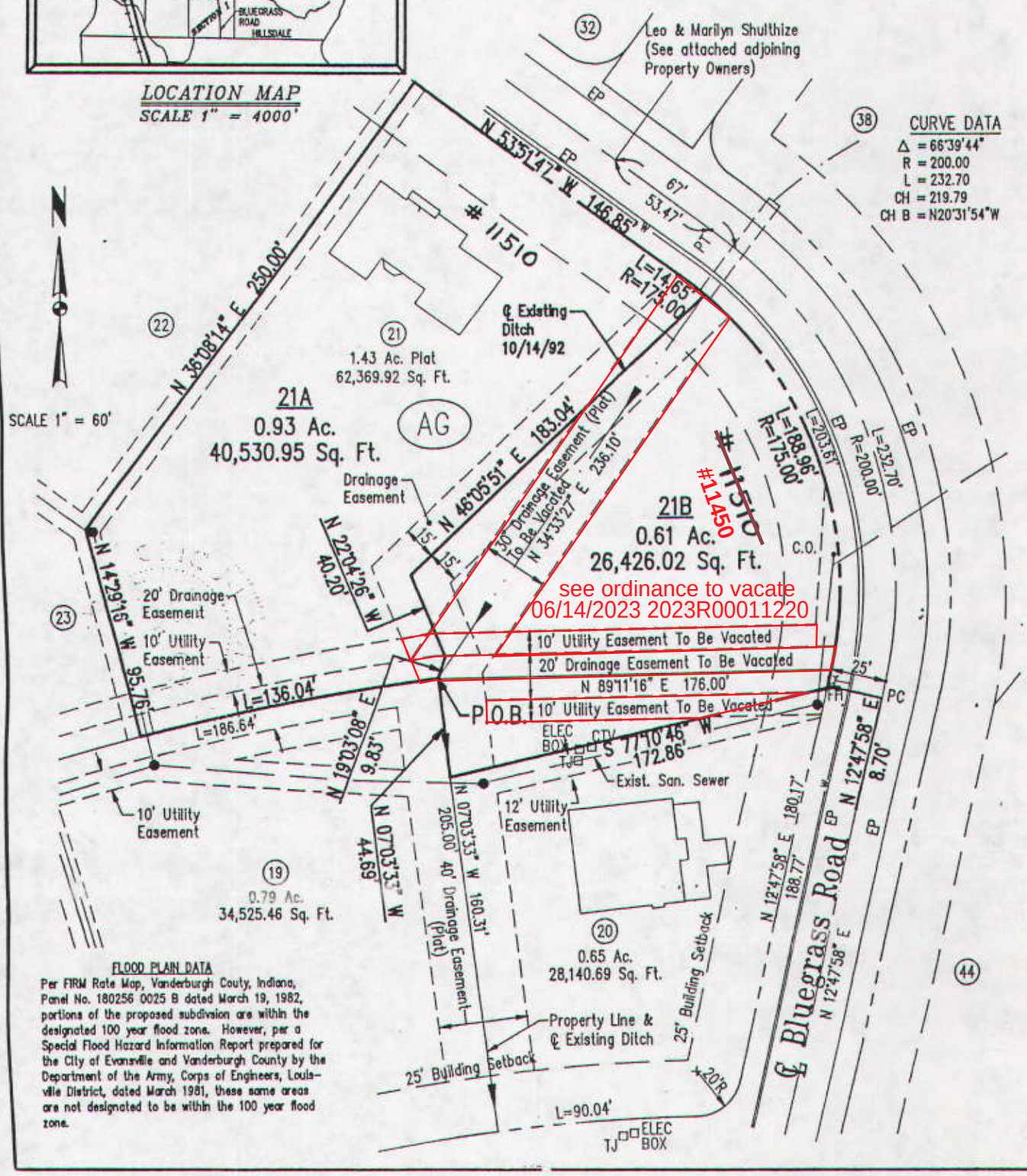
MS-207

DO NOT WRITE IN SPACE ABOVE THIS LINE

Bluegrass Farms Minor Subdivision



LOCATION MAP
SCALE 1" = 4000'



FLOOD PLAIN DATA

Per FIRM Rate Map, Vanderburgh Couty, Indiana, Panel No. 180256 0025 B dated March 19, 1982, portions of the proposed subdivsion are within the designated 100 year flood zone. However, per a Special Flood Hazard Information Report prepared for the City of Evansville and Vanderburgh County by the Department of the Army, Corps of Engineers, Louisville District, dated March 1981, these same areas are not designated to be within the 100 year flood zone.

SURVEYORS CERTIFICATE

I, Danny K. Leek, 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 January 27, 1993

Danny K. Leek, R.L.S.
Indiana Registration No. S0480

REGISTERED LAND SURVEYOR No. S0480 STATE OF INDIANA

OWNERS CERTIFICATE

Daniel N. Buck & Debra Ann Buck; Betty N. Buck;
e, Augustin Rojas & Rosa Rojas, 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 Bluegrass Farms Minor Subdivision

Betty N. Buck

Daniel N. Buck

Debra Ann Buck
c/o Betty N. Buck
11501 Bluegrass Road
Evansville, IN 47711

Augustin Rojas

Rosa Rojas
11511 Bluegrass Road
Evansville, IN 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.

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 3rd DAY OF February 1993.

MY COMMISSION EXPIRES: 8-27-94

Dianne Ziliak
NOTARY PUBLIC

DIANNE ZILIAK
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1961, 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 APRIL 7, 1993.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE SEPT. 12, 1994

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BOUNDARY DESCRIPTION

All of Lot 21 in Blue Grass Farms Subdivision Section II, as per plat thereof recorded in Plat Book O, page 1; also, part of Lot 20 in Blue Grass Farms Subdivision Section I, as per plat thereof recorded in Plat Book N, page 65, all recorded in the office of the Recorder of Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a point on the south line of said Lot 21 at the point of intersection with the centerline of a platted 30 foot wide drainage easement, said point also being the northwest corner of Lot 20 in Blue Grass Farms Subdivision Section I, said point being on a curve concave to the southeast having a central angle of 07 degrees 25 minutes 24 seconds and a radius of 1050.00 feet from which a chord bears south 79 degrees 13 minutes 19 seconds west 135.94 feet; thence along the arc of said curve 136.04 feet; thence north 14 degrees 29 minutes 16 seconds west 95.76 feet; thence north 36 degrees 08 minutes 14 seconds east 250.00 feet; thence south 53 degrees 51 minutes 47 seconds east 146.85 feet to the point of curvature of a curve concave to the west having a central angle of 66 degrees 39 minutes 43 seconds and a radius of 175.00 feet from which the chord bears south 20 degrees 31 minutes 54 seconds east 192.32 feet; thence along the arc of said curve 203.61 feet; thence south 12 degrees 47 minutes 58 seconds west 8.70 feet; thence south 77 degrees 10 minutes 46 seconds west 172.86 feet; thence north 07 degrees 03 minutes 53 seconds west 44.69 feet to the point of beginning, containing 1.54 acres.

GENERAL NOTES

Flood Plain Data: Per Flood Insurance Rate Map, Vanderburgh County, Indiana, Community Panel No. 180256 0025 B dated March 19, 1982, portions of the proposed subdivision are within the designated 100 year flood zone. However, per a Special Flood Hazard Information Report prepared for the City of Evansville and Vanderburgh County by the Department of the Army, Corps of Engineers, Louisville District, dated March 1981, these same areas are not designated to be within the 100 year flood.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and the adjoining property are currently zoned Agricultural.

Temporary Erosion Control:

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall mulched and seeded and 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.