RECEIVED FOR RECORD
at 11:06 A M.
DEC. 16, 1994
Plat Book 19
Card 210
BETTY J. [illegible], RECORDER
VANDERBURGH COUNTY

94-32357

MS-210

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

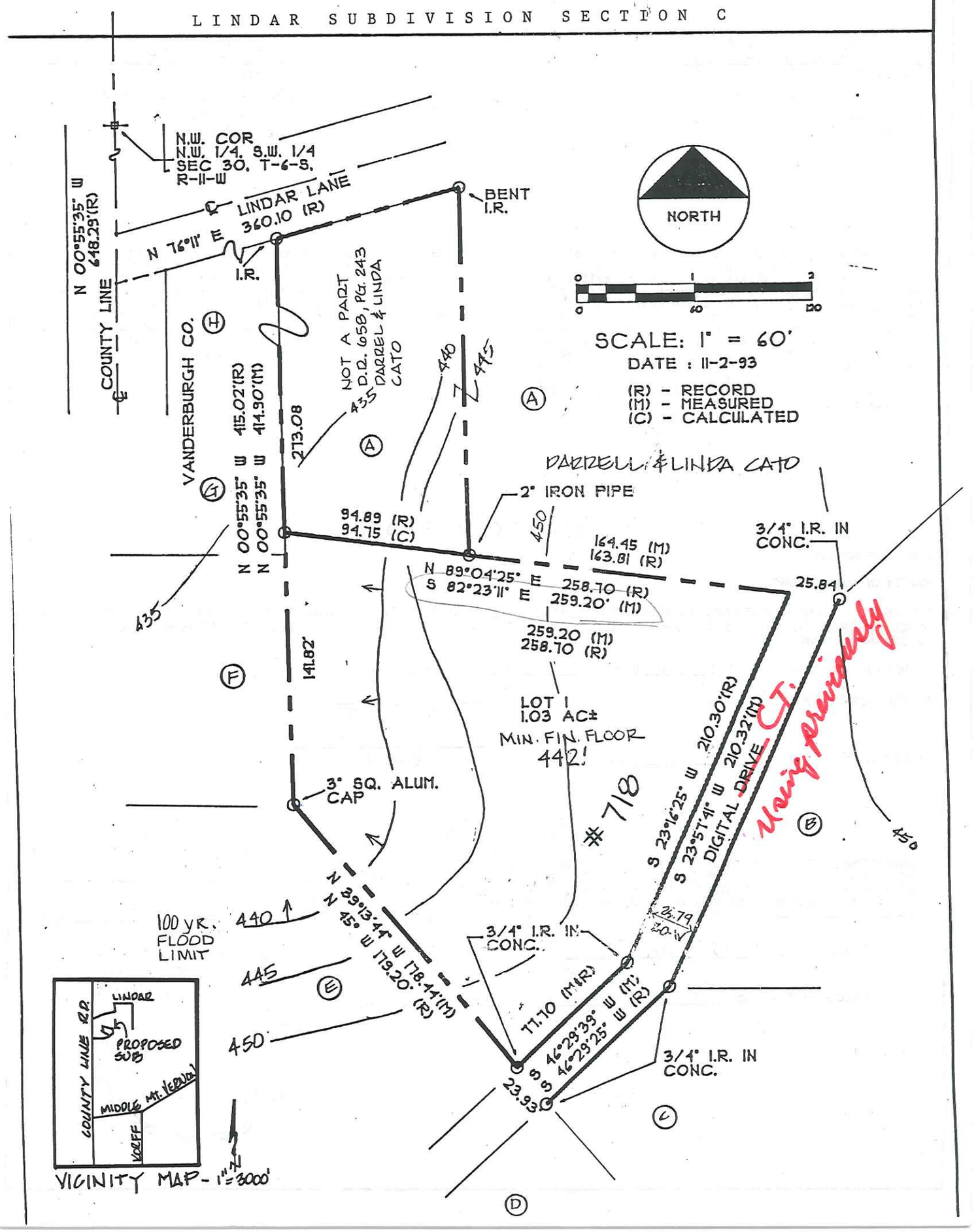
DEC 16 1994

Sam Humphrey
AUDITOR

7343xx

DO NOT WRITE IN SPACE ABOVE THIS LINE

LINDAR SUBDIVISION SECTION C



General Notes:

1. Owners/Developers: David J. and Patricia A. Halbig; 1520 S. Red Bank Road; Evansville, Indiana; 812/424-1425.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. Sewer system shall be by private septic system. Water - lots to be served by private wells. German Township Water is currently in the planning stage to extend lines to Lindar and Digital Court.
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 blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: A PORTION OF THE property is located in a flood plain as per FIRM panel 180256 0100 B dated March 19, 1982. Minimum floor elevation shall be 442' as per the Evansville/Vanderburgh County Building Commissioner.
5. Adjacent Property Owners:
   - (A) William Kelly; 710 Digital Court; Evansville, Indiana 47712.
   - (B) Jerry and Pamela Wallace; 711 Digital Court; Evansville, Indiana 47712.
   - (C) Fred Bawell; 721 Digital Court; Evansville, Indiana 47712.
   - (D) James D. Musick; 741 Digital Court; Evansville, Indiana 47712.
   - (E) John W. Smith; 740 Digital Court; Evansville, Indiana 47712.
   - (F) Michael Moore; 720 Posey County Line Road; Evansville, Indiana 47712.
   - (G) Jeff and Linda Walters; 714 S. Posey County Line Road; Evansville, IN 47712.
   - (H) Greg Weinzafel; 700 S. Posey County Line Road; Evansville, IN 47712.

LEGAL DESCRIPTION

Being a part of the Northwest Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana and more particularly described as follows: commencing at the Northwest Corner of said Quarter, Quarter Section, thence South 00°55'35" East a distance of 648.29 feet along the West line of said Quarter, Quarter Section, thence North 76°11' East a distance of 360.11 feet along the South right of way line of Lindar Lane, said right of way line also being the northern line of that property deeded to Greg Weinzapel as per Deed Record 7, Page 1731 in the Office of the Recorder of Vanderburgh County; thence South 00°55'35" East 273.08 feet along the East line of said Weinzapel Property, said line also being the West line of that property deeded to Darrell L. and Linda Cato as per Volume 658, Page 243 in the Office of the Recorder of Vanderburgh County, to the Southeast corner of that property Deeded to Jeff Walters as per Deed Drawer 7, Card 2334 in the Office of the Recorder of Vanderburgh County, said corner also being the Northeast corner of that property deeded to Michael Moore as per Deed Drawer 6, Card 3574 also recorded in the Office of the Recorder of Vanderburgh County; thence along the South line of said Cato property to the true point of beginning; thence

1st: South 82°23'11" East 259.20 feet to a point on the West of right of way line of Digital Court; thence along said right of way line

2nd: South 23°16'25" West 210.30 feet; thence continuing along said right of way

3rd: South 46°29'39" West 77.70 feet to the Southeasterly corner of that property deeded to John W. Smith as per Deed Drawer 6, Card 6135 in the Office of the Recorder in Vanderburgh County; thence along the Easterly line of said property

4th: North 39°13'44"West 178.44 feet to the northeast corner of said Smith property, said corner also being the southeast corner of said Moore Property; thence along the east line of said Moore property and also that property deeded to Jeffery L. and Linda B. Walters as per deed drawer 7, card 2334 in the office of the Recorder of the Vanderburgh County

5th: North 00°55'55"W 141.82 feet to the true point of beginning said point also being the Southwest corner of said Cato property and containing 1.03 acres more or less.

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 Nov. 5, 1993

Ralph A. Easley

OWNERS CERTIFICATE

Patricia A. and David J. Halbig, 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 Lindar Sub. - Section C

David J. Halbig
1520 S. Red Bank Road
Evansville, IN 47712
812/424-1425

Patricia A. Halbig
1520 S. Red Bank Road
Evansville, IN 47712
812/424-1425

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 4th DAY OF November, 1993.

MY COMMISSION EXPIRES: 5/15/96

NOTARY PUBLIC
Judith Woodall
PRINTED

RESIDENT OF Warrick COUNTY

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 12-16-, 1994.

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 12-16-94

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY