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Plat Drawer MS
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CTRL# VANDERBURGH COUNTY
0079

MS-214

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

2001 APR 19 1995

AUDITOR

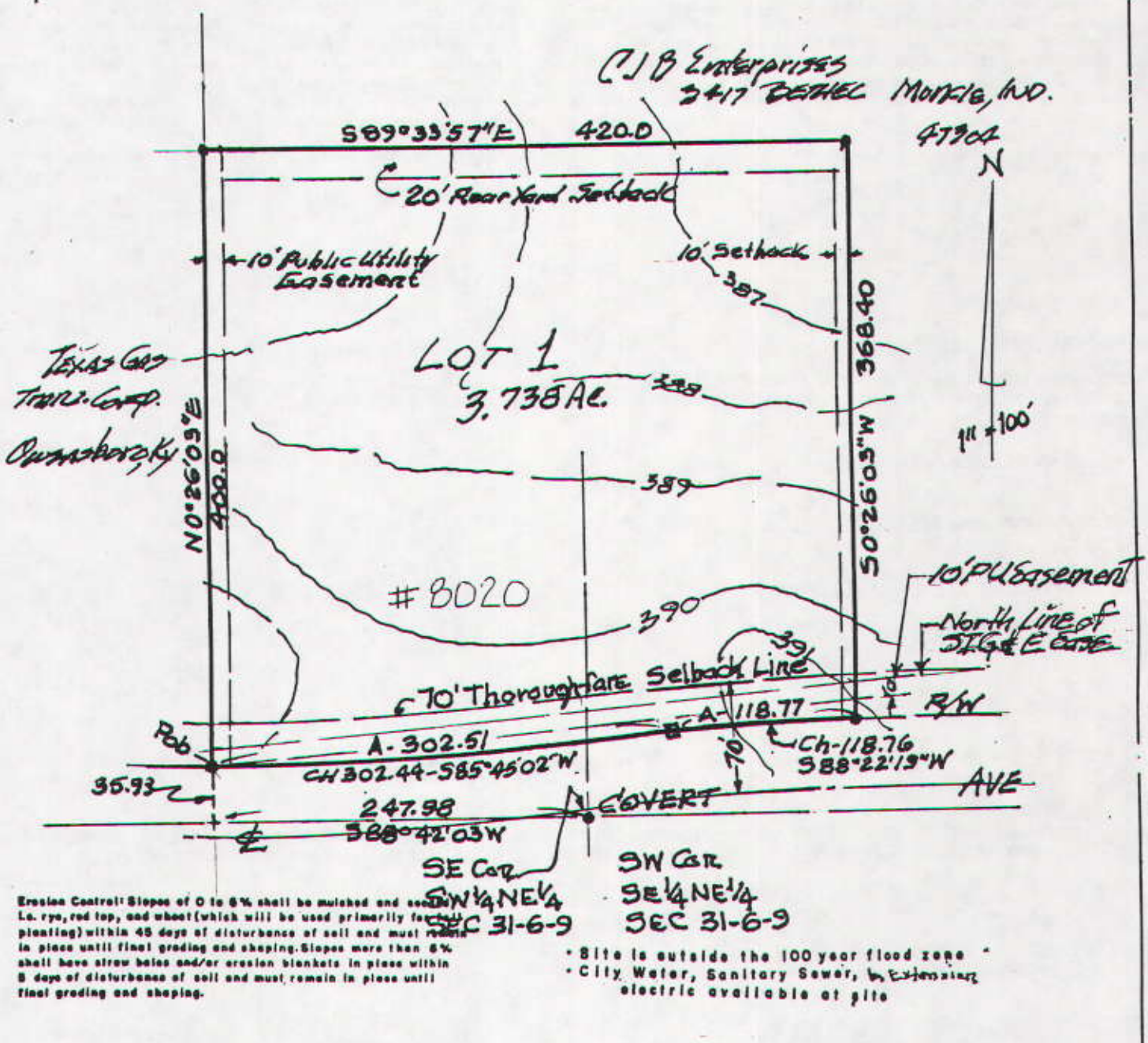
DO NOT WRITE IN SPACE ABOVE THIS LINE

LDS CHURCH SUBDIVISION

Part of the Northeast Quarter of Section 31, Township 6 South, Range 9 West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the North right of way line of Covert Avenue, which point is located by commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 31, thence South 88 degrees 42 minutes 03 seconds West along the South line thereof a distance of 247.98 feet, thence North 0 degrees 26 minutes 03 seconds East a distance of 35.93 feet to said point of beginning of this description (said point being on the East line of a certain tract conveyed to Texas Gas Transmission Corporation by deed recorded in Deed Record 500, Page 136 in the office of the Recorder of Vanderburgh County), thence North 0 degrees 26 minutes 03 seconds East along the East line of said Texas Gas Transmission Corporation tract a distance of 400.0 feet, thence South 89 degrees 33 minutes 57 seconds East a distance of 420.0 feet, thence South 0 degrees 26 minutes 03 seconds West a distance of 368.40 feet to a point on the North right of way of Covert Avenue, thence Westerly a distance of 118.77 feet along the curve of said right of way having a radius of 5774.58 feet subtended by a long chord of 118.76 feet and bearing of South 88 degrees 22 minutes 19 seconds West to the end of said curve, thence Westerly a distance of 302.51 feet along a curve to the right having a radius of 5684.56 feet subtended by a long chord of 302.44 feet and bearing of South 85 degrees 45 minutes 02 seconds West to the point of beginning and containing 3.738 acres more or less.





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 winter 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.

- Site is outside the 100 year flood zone
- City Water, Sanitary Sewer, & Electric available at site

#9-94-19

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 Dec 30, 1994 Billy T Nicholson LS

BILLY T. NICHOLSON REGISTERED No. 7964 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 LDS CHURCH SUBDIVISION

Corporation of the Presiding Bishop of the
Church of Jesus Christ of Latter-Day Saints
Utah Corporation Sole

James R. Hansen

James W. Hansen
50 East North Temple Street
Salt Lake City, Utah 84150

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 3rd DAY OF April 1995.

MY COMMISSION EXPIRES: 3/13/96

Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Barbara A. Runyon
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 APRIL 19 1995.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE APRIL 19, 1995

PRESIDENT Alfred H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings