AREA PLAN COMMISSION OFFICIAL FORM

95-09284

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

2274 MAY 03 1995

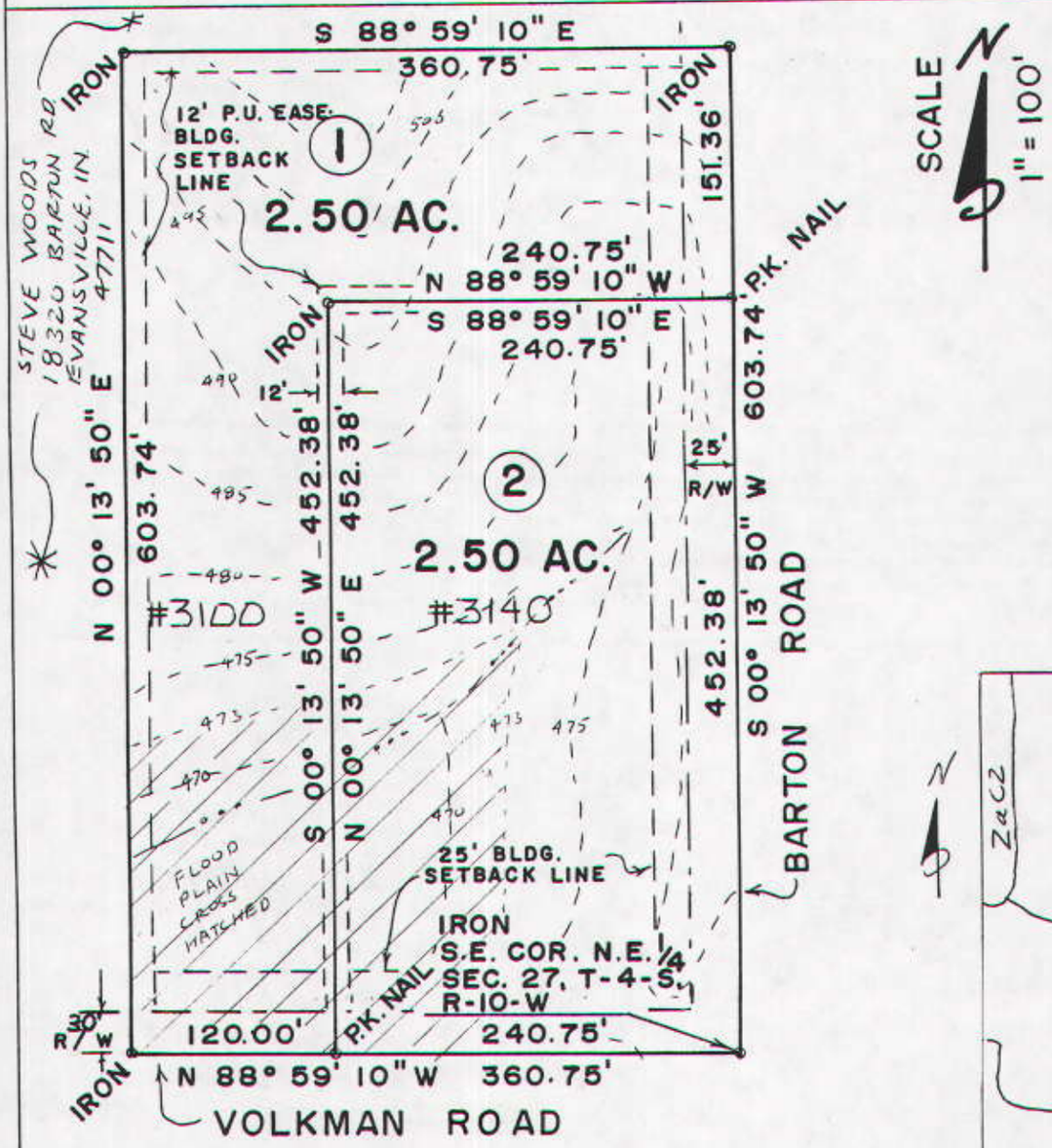
Suzanne M Crouch
AUDITOR

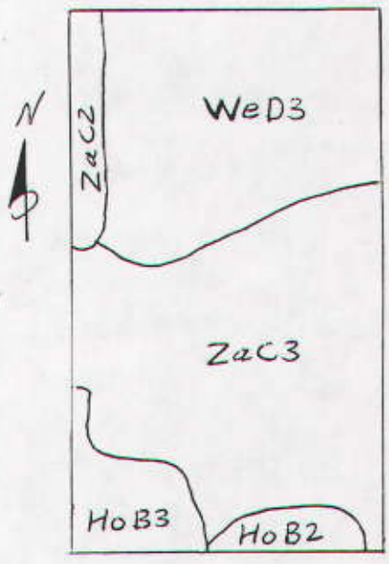
MS-216

RECEIVED FOR RECORD
at 11:42A M. May 3, 1995
Offl. # 0071
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

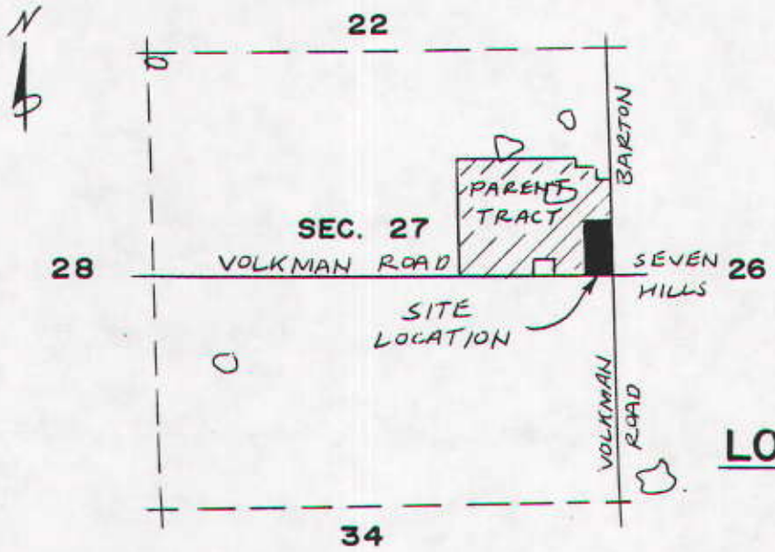
WINTHROP SUBDIVISION





SOIL MAP

SCALE 1" = 200'



LOCATION MAP

SCALE 1" = 2000'

SURVEYORS CERTIFICATE

I, Fred J Kuester, 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 4-7-95 Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

MARGARET E. CLUTTER, 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 WINTHROP SUBDIVISION

Margaret E. Clutter

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 25th DAY OF APRIL 1995

MY COMMISSION EXPIRES: 7-16-95

Karen Lynn Yoker
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

KAREN YOKER
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 MAY 3 1995.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MAY 3 1995

PRESIDENT Alfred H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Northeast Quarter of Section (27),Township (4) South, Range (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron marking the southeast corner of said quarter section; thence North 88 degrees 59 minutes 10 seconds West along the south line of said quarter section three hundred sixty and seventy-five hundredths (360.75) feet to an iron; thence North 00 degrees 13 minutes 50 seconds East and parallel to the east line of said quarter section six hundred three and seventy-four hundredths (603.74) feet to an iron; thence South 88 degrees 59 minutes 10 seconds East and parallel to the south line of said quarter section three hundred sixty and seventy-five hundredths (360.75) feet to an iron; thence South 00 degrees 13 minutes 50 seconds West along the east line of said quarter section six hundred three and seventy-four hundredths (603.74) feet to the point of beginning.

Containing **5.00 acres** more or less.

Subject to all legal right of ways and or easements.

General Notes:

1) Owner: Margaret E. Clutter
711 Radio Ave.
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, private well, private septic system must be in compliance with HSE 25

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & wheat will used primarily for fall planting within 45 day 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 erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: Elevation 473 is approximately the 100 year flood elevation as per FIRM 15 of 100 August 5, 1991. Finished floor elevation to be 2 feet above the 100 year flood elevation or 475.

6) Soil Data: HoB2 Hosmer silt loam, 2% to 6% slopes, eroded

HoB3 Hosmer silt loam, 2% to 6% s;opes, severly eroded.

ZaC3 Zanesville silt loam, 6% to 12% slopes, severly eroded.

ZaC2 Zanesville silt loam, 6% to 12% slopes, eroded.

WeD3 Wellston silt loam, 12% to 18% slopes, severly eroded.