95-13218 AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 20 1995

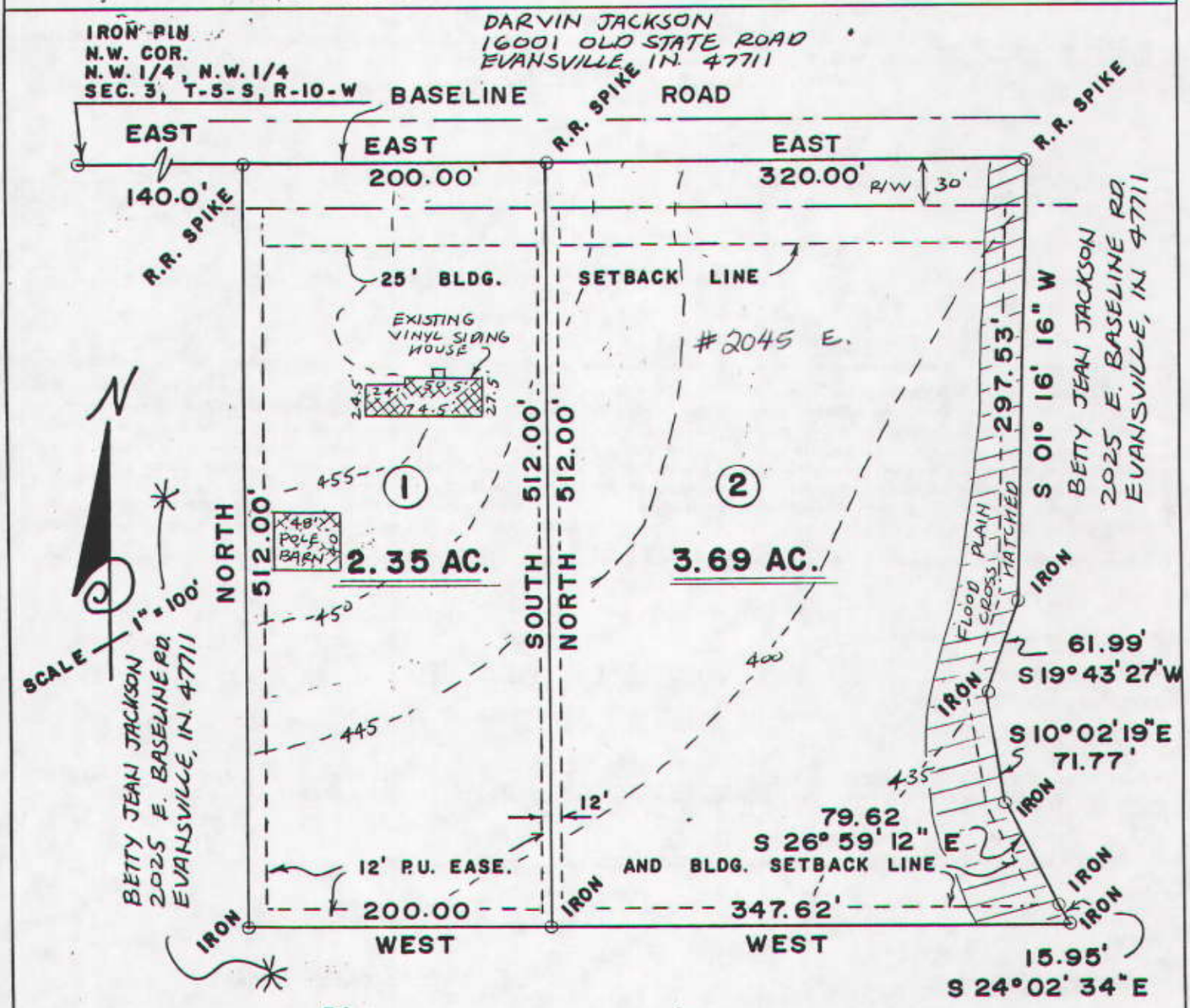
Suzanne M Crouch
AUDITOR 3143

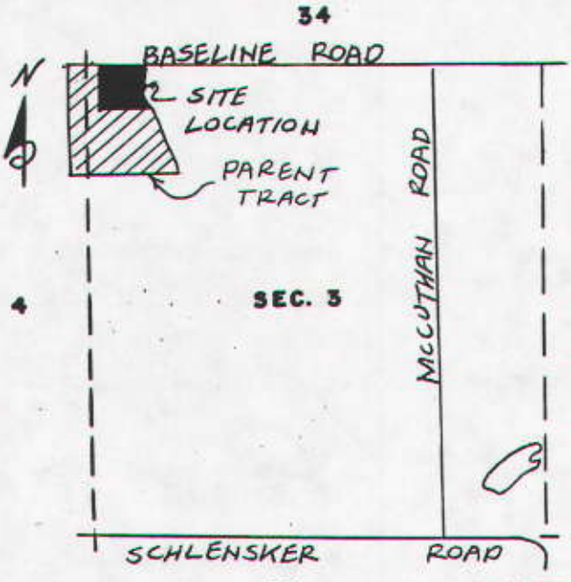
MS-219

RECEIVED FOR RECORD
at 3:28 P.M.
JUNE 20 1995
Plat Drawer MS
Card 219
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CONTROL # 0119

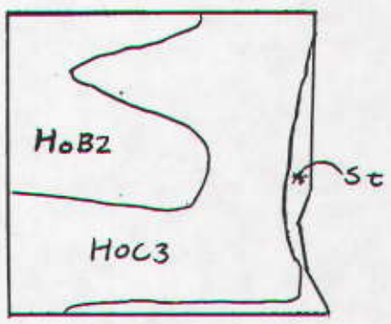
DO NOT WRITE IN SPACE ABOVE THIS LINE

JACKSON HERITAGE SUBDIVISION





LOCATION MAP



SOIL MAP

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 5-10-95 Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 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 JACKSON HERITAGE SUBDIVISION

Betty J. Jackson Wesley E Jackson

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 19 DAY OF June 1995.

MY COMMISSION EXPIRES: Nov. 8, 1996

Jane M Alvarez
NOTARY PUBLIC

RESIDENT OF Gibson COUNTY

Jane M Alvarez
PRINTED

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 JUNE 20 1995.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE JUNE 20, 1995

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section (3), Township (5) South, Range (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a railroad spike on the north line one hundred forty and no hundredths (140.00) feet East of the Northwest corner of said quarter quarter section; thence East along said north line five hundred twenty and no hundredths (520.00) feet to a railroad spike; thence South 01 degrees 16 minutes 16 seconds West two hundred ninety-seven and fifty-three hundredths (297.53) feet to an iron; thence South 19 degrees 43 minutes 27 seconds West sixty-one and ninety-nine hundredths (61.99) feet to an iron; thence South 10 degrees 02 minutes 19 seconds East seventy-one and seventy-seven hundredths (71.77) feet to an iron; thence South 26 degrees 59 minutes 12 seconds East seventy-nine and sixty-two hundredths (79.62) feet to an iron; thence South 24 degrees 02 minutes 34 seconds East fifteen and ninety-five hundredths (15.95) feet to an iron; thence West and parallel to said north line five hundred forty-seven and sixty-two hundredths (547.62) feet to an iron; thence North and perpendicular to said north line five hundred twelve and no hundredths (512.00) feet to a railroad spike at the point of beginning.

Containing **6.04 acres** more or less.

Subject to all legal right of ways and or easements.

General Notes:

1) Owner: Betty Jean Jackson, 2025 E. Baseline Road, Evansville, IN. 47711 — Wesley Jackson, 2035 E. Baseline Road, Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, private water well, private sewage systems shall be installed in accordance with IAC 6-8.1 and amendments thereto and chapter 51 of the Vanderburgh county code of ordinances.

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: All property is located outside the 100 year flood zone according to FIRM map 15 of 100 dated August 5, 1991 for Vanderburgh County, Indiana. Except for a small portion along the east side (as shown). Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data:
- HoB2 Hosmer silt loam, 2% to 6% slopes, eroded
- HoC3 Hosmer silt loam, 6% to 12% slopes, severly eroded.
- St Stendal silt loam