95-16623

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 28 1995

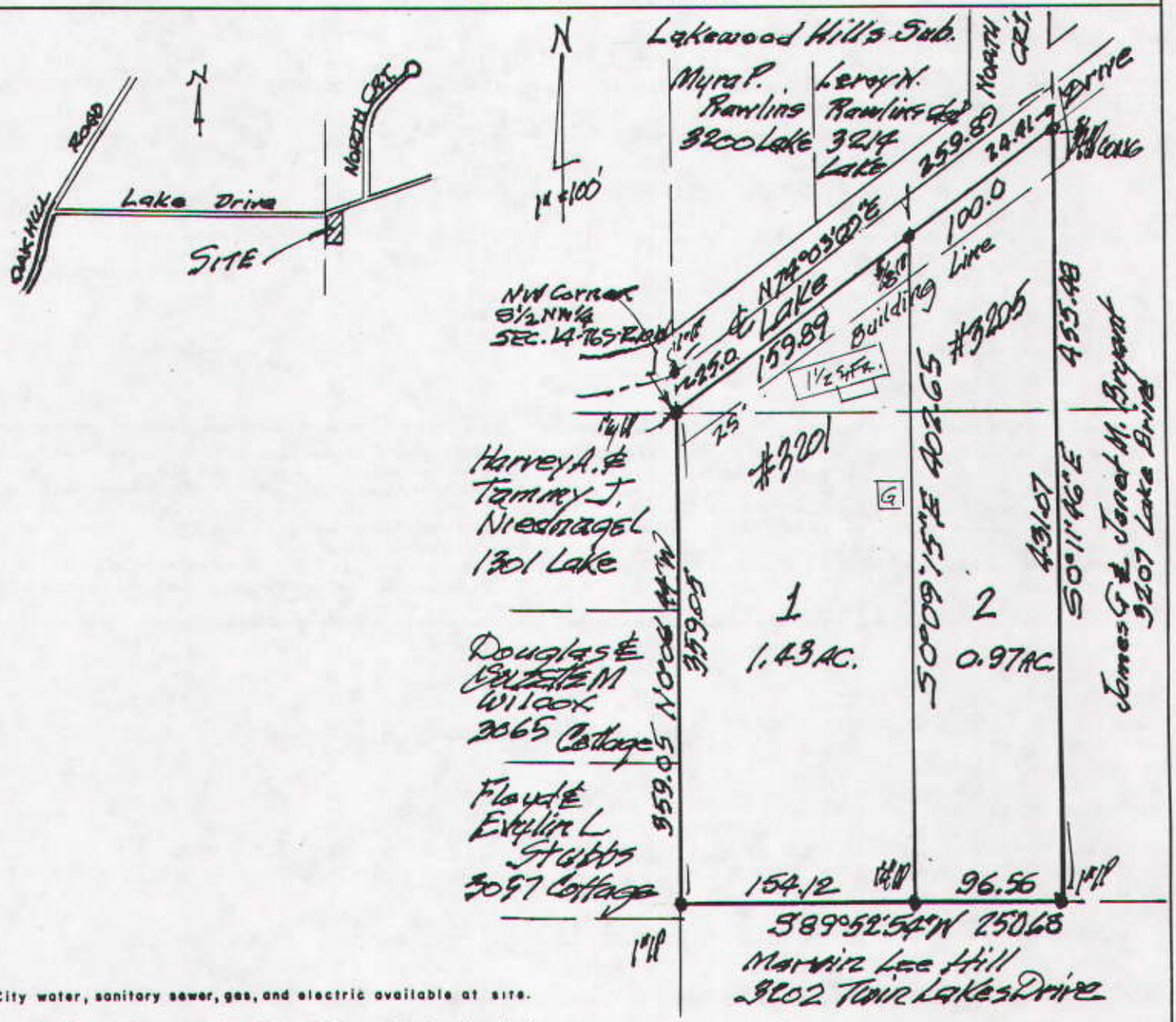
Suzanne M Crouch
AUDITOR 3976

MS-221

RECEIVED FOR RECORD
at 3:11 P M.
July 28 1995
Plat Drawer MS
Card 221
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Ctr # 0213

DO NOT WRITE IN SPACE ABOVE THIS LINE

Charles Combs Sub.



City water, sanitary sewer, gas, and electric available at site.

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 fall 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.

A subdivision of part of the Northwest Quarter of Section 14, Township 6 South, Range 10 West, Second Principle Meridian, in the City of Evansville, Vanderburgh County, State of Indiana, and more particularly described as follows:

Beginning at the Northwest corner of the South Half of the Northwest Quarter of Section 14, Township 6 South, Range 10 West, said point being a 1-½ inch O.D., thence North 00 degrees 06 minutes 44 seconds West 25.00 feet to the center of Lake Drive, thence North 74 degrees 03 minutes 00 seconds East along said centerline 259.89 feet to a 5/8 inch rebar, thence South 00 degrees 11 minutes 46 seconds East a distance of 455.48 feet to a point on the North line of a parcel owned by M. Hill and described in Deed Drawer 5, card 5450 in the Vanderburgh County Recorder's office, said point being a 5/8 inch rebar, thence along said North line of the M. Hill parcel South 89 degrees 52 minutes 54 seconds West a distance of 250.68 feet to a 1 inch O.D. pipe, thence North 00 degrees 05 minutes 44 seconds West 359.05 feet to the place of beginning containing 2.4 acres, more or less.

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 May 18, 1995 Billy T Nicholson LS #7964

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, 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 Charles Combs Sub.

Charles M. Combs
Charles M Combs
6614 Kamboll Rd.
Evansville IN
47710

Carolyn B. Combs
Carolyn B. Combs

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 30th DAY OF June 1995.

MY COMMISSION EXPIRES: 3/13/96

RESIDENT OF Vanderburgh COUNTY

Barbara A. Runyon
NOTARY PUBLIC

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 JULY 28 199_.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE JULY 28, 1995

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunyus