95-21417 AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 20 1995

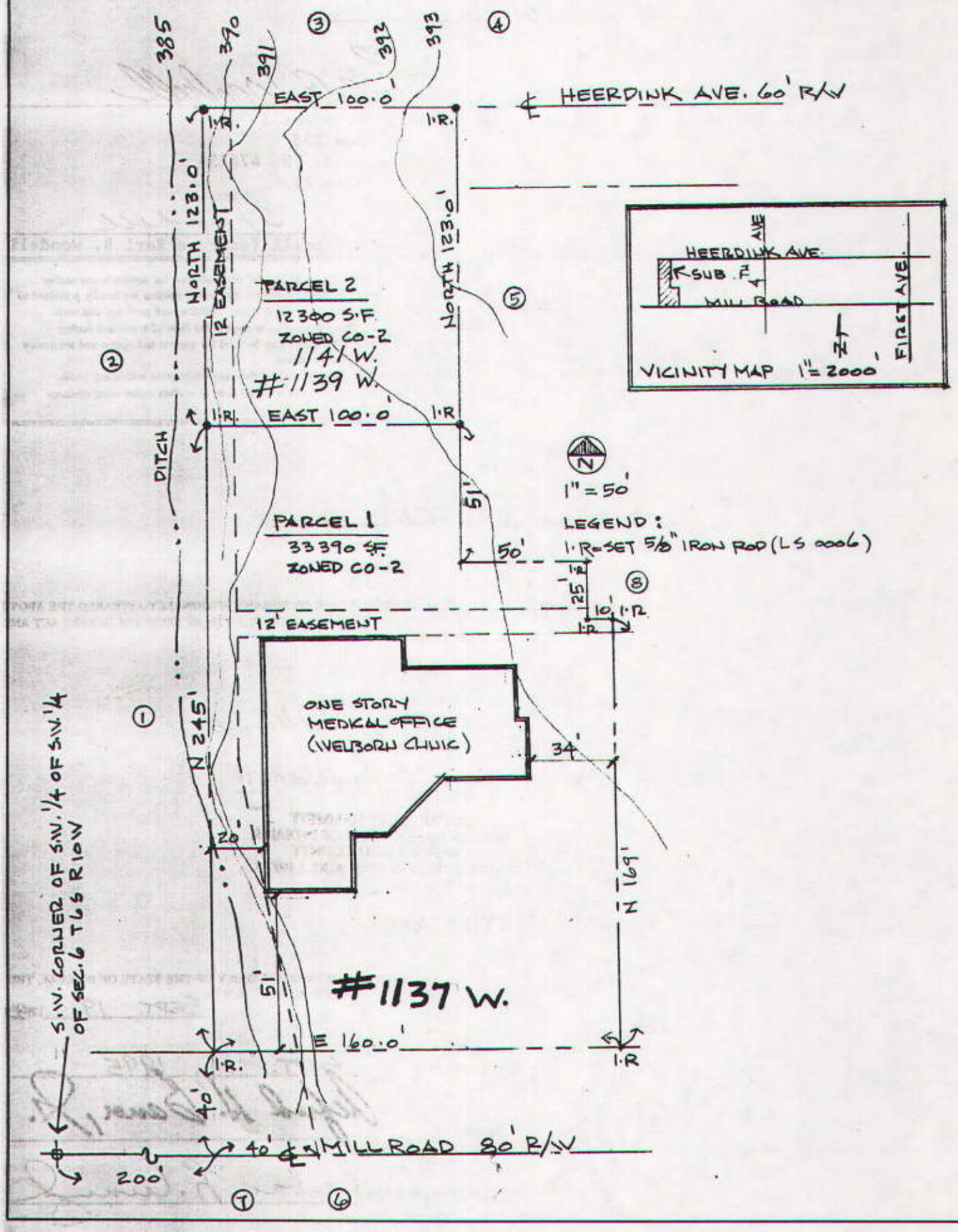
Suzanne M Crouch
AUDITOR
5166

RECEIVED FOR RECORD
at 1:31 P M.
SEPT 20 1995
Plat Book MS
Page 225
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0074

MS-225

DO NOT WRITE IN SPACE ABOVE THIS LINE

MROB SUBDIVISION



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 ALL LOCATIONS NOTED.

DATE MAY 7,1994 Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

(Andy Easley Engineering
1133 W. Mill Road
Evansville, IN 47710
812/424-2481)

OWNERS CERTIFICATE

Ralph A. Easley, Jr.
Earl B. & Judith Woodall, 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

MROB Subdivision

Ralph A. Easley

Ralph A. Easley, Jr.
9000 Petersburg Road
Evansville, IN 47711
812/867-6113

Earl B. Woodall

Earl B. Woodall
P.O. Box 128
Elberfeld, IN 47613
812/983-4129

Judith Woodall

Judith Woodall (same as Earl B. Woodall)

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 7th DAY OF May 1994.

MY COMMISSION EXPIRES: 8-1-97

RESIDENT OF Vanderburgh COUNTY

Dorinda Kay Hammett
NOTARY PUBLIC

Dorinda Kay Hammett
PRINTED

DORINDA KAY HAMMETT
NOTARY PUBLIC STATE OF INDIANA
VANDERBURGH COUNTY
MY COMMISSION EXP AUG. 1,1997

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 SEPT. 19, 1995

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE SEPT. 19, 1995

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM MS-225

LAND DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section Six (6), Township Six (6) South, Range Ten (10) West, Vanderburgh County, Indiana described as follows:

Beginning at a point in the South line of said Quarter Quarter Section, said point being distant East Two Hundred (200.00) feet from the Southwest corner of said Quarter Quarter Section; thence parallel with the West line of said Quarter Quarter Section,

1st: North 408.00 feet; thence parallel with said South line

2nd: East 100.00 feet; thence parallel with said West line

3rd: South 174.00 feet; thence parallel with said South line

4th: East 50.00 feet; thence parallel with said West line

5th: South 25.00 feet; thence parallel with said South line

6th: East 10.00 feet; thence parallel with said West line

7th: South 209.00 feet to said South line; thence along said South line

8th: West 160.00 feet to the point of beginning.

SUBJECT TO Forty (40) feet of right-of-way for Mill Road, off the South side of the above described real estate.

General Notes

1. Owner/Developer: Ralph A. Easley, Jr.; 9000 Petersburg Road; Evansville, Indiana 47711; 812/867-6113; and Earl B. and Judith Woodall; P.O. Box 128; Elberfeld, Indiana 47613; 812/983-4129 (dba Mill Road Office Building; 1133 West Mill Road; Evansville, Indiana 47710; 812/425-3275)
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville water and sewer services are available.
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: The property is not located within the 100 year flood zone according to FIRM panel 180257 001B dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana. Minimum finished floor elevation to be two feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data: Ba, Bartle Silt Loam and Wa, Wakeland Silt Loam.
7. Zoned: CO 2