95-29231

AREA PLAN COMMISSION OFFICIAL FORM

MS-235

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 18 1995 6996

Suzanne M Crouch
AUDITOR

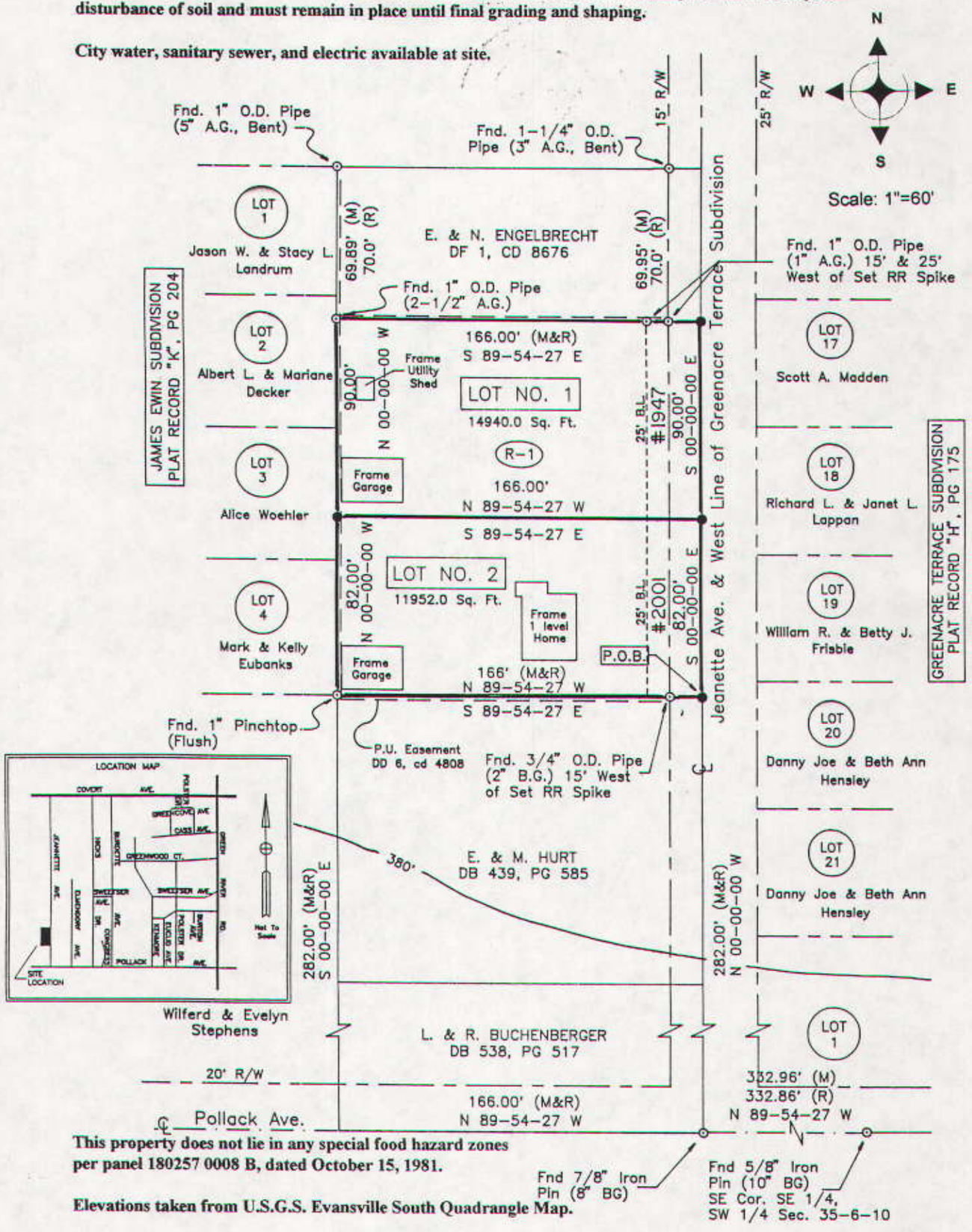
RECEIVED FOR RECORD
at 3:17 PM
Dec. 18 19 95
Plat Drawer
Card 235
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
0136

DO NOT WRITE IN SPACE ABOVE THIS LINE

ROUGH MINOR SUBDIVISION CORRECTED PLAT

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.

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



This property does not lie in any special food hazard zones per panel 180257 0008 B, dated October 15, 1981.

Elevations taken from U.S.G.S. Evansville South Quadrangle Map.

SURVEYORS CERTIFICATE

I, Douglas J. McDonald, 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 12-13-95 Douglas J McDonald

DOUGLAS J. McDONALD REGISTERED No. S-0543 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Janet Hush, P.O.A. for Alvan Rough, 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 **Rough Minor Subdivision Corrected Plat**

CATHY HEINER NOTARY PUBLIC BALTIMORE COUNTY, MD.

Alvan Rough Janet Hush, P.O.A.

Alvan Rough

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~~ MD)
) ss:
COUNTY OF ~~VANDERBURGH~~ Baltimore)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Baltimore COUNTY, STATE OF ~~INDIANA~~ MD 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 15th DAY OF December 1995.

MY COMMISSION EXPIRES: 8/3/98 C Humes NOTARY PUBLIC

RESIDENT OF Baltimore COUNTY C. Heiner 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 12-18 1995

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Barbara L. Cunningham

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

Rough Minor Subdivision Corrected Plat

Legal Description

A subdivision of a parcel of real property owned by Alvan Rough and Viola Rough as per the Deed thereof, recorded in Deed Record 385, page 39 in the office of the Recorder of Vanderburgh County, being a part of the Southeast Quarter of the Southwest Quarter of Section 35, Township 6 South, Range 10 West, Second Principle Meridian, Vanderburgh County, State of Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter-quarter section; thence along the south line of said quarter-quarter section, North 89 degrees 54 minutes 27 seconds West, 332.86 feet to the southwest corner of Greenacre Terrace Subdivision as per the plat thereof, recorded in Plat Record "H", page 175 in the office of the Recorder of Vanderburgh County; thence, along the west line of said Greenacre Terrace Subdivision, North 00 degrees 00 minutes 00 seconds West, 282.00 feet, to the point of beginning, said point being a set railroad spike in Jeanette Avenue; thence, parallel with the south line of said quarter-quarter section, North 89 degrees 54 minutes 27 seconds West, 166.00 feet, to a found 1 inch pinchtop; thence, parallel with the west line of the aforementioned Greenacre Terrace Subdivision, North 00 degrees 00 minutes 00 seconds West, 172.00 feet, to the southwest corner of a parcel owned by Edward and Nancy Engelbrecht, recorded in Deed File 1, card 8676, in the office of the Recorder of Vanderburgh County, said point being a found 1 inch O.D. iron pipe; thence, parallel with the south line of said quarter-quarter section, South 89 degrees 54 minutes 27 seconds East, 166.00 feet, to a point on the west line of the aforementioned Greenacre Terrace Subdivision, said point being a set railroad spike in Jeanette Avenue; thence, along said west line of Greenacre Terrace Subdivision, South 00 degrees 00 minutes 00 seconds East, 172.00 feet, to the place of beginning, containing 0.655 acres, more or less.

15 feet off of the west side of the above described real estate is reserved for street purposes.

General Notes:

1. Owner: Janet Hush, 6409 Maple Ave., Baltimore, MD 21207-5214, by P.O.A. for Alvan Rough, 2001 Jeanette Ave., Evansville, IN 47714

2. Developer: Midwest Precision Surveying, Inc., P.O. Box 23155, Evansville, IN 47724-1155, (812) 867-2611 (Douglas J. McDonald, L.S., P.E.)