96-12640 AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 24 1996

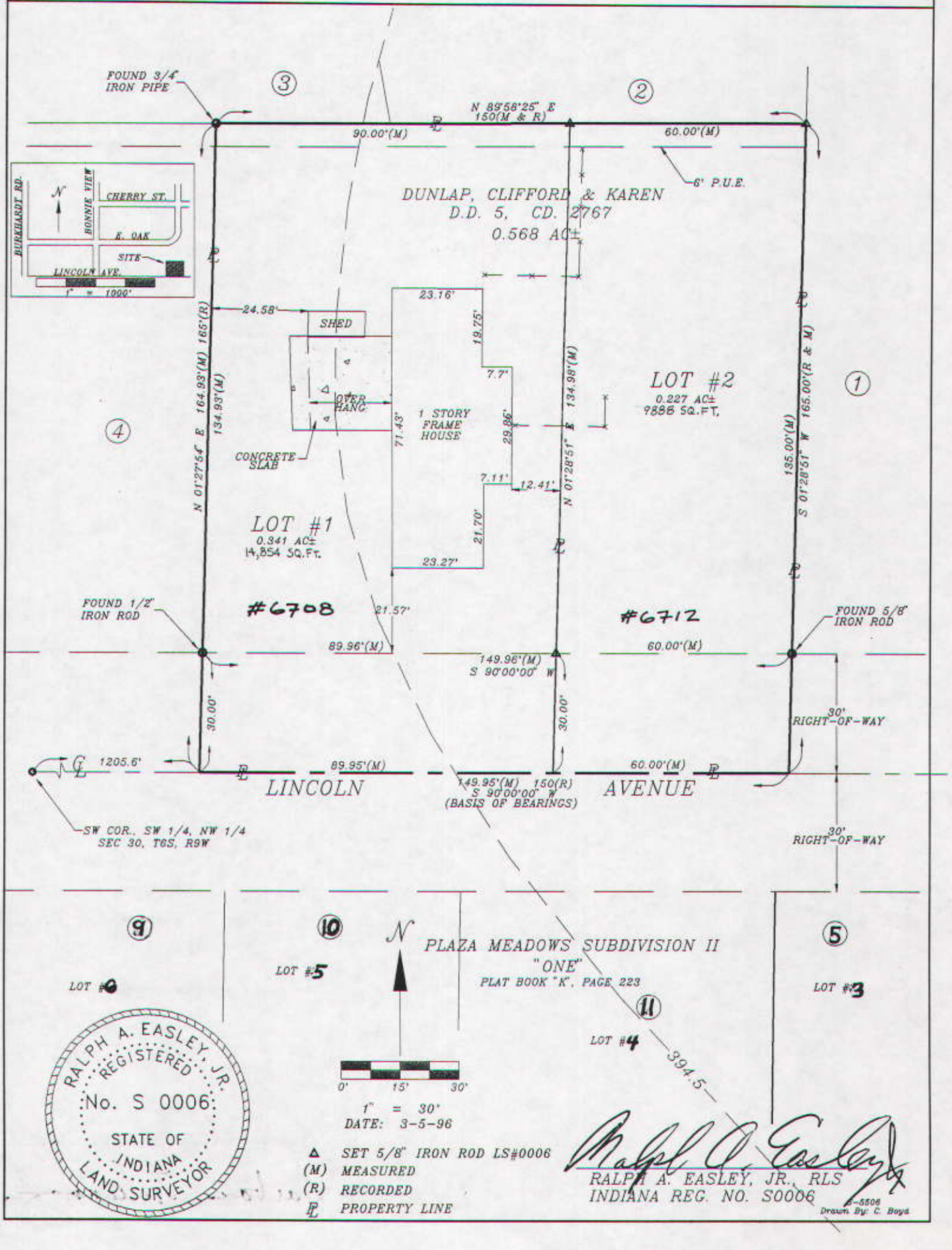
Suzanne M Crouch
AUDITOR #2660

RECEIVED FOR RECORD
at 9:41 A. M.
MAY 24, 1996
Plat Drawer MS
Card 241
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CONTROL # 0035

MS-241

DO NOT WRITE IN SPACE ABOVE THIS LINE

KAREN'S WAY MINOR SUVDIVISION



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

Ralph A. Easley

RALPH A. EASLEY, JR., RLS
INDIANA REG. NO. S0006

E-5506
Drawn By: C. Boyd

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 MARCH 7,1996

1133 W. Mill Road, #205
Evansville, IN 47710
812/424-2481

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

OWNERS CERTIFICATE

Clifford F. & Karen J. Dunlap, 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

Karen's Way Minor Subdivision

Clifford F. Dunlap
6708 Lincoln Avenue
Evansville, IN 47715
812/479-9987

Karen J. Dunlap
6708 Lincoln Avenue
Evansville, IN 47715
812/479-9987

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 7 DAY OF March 199 96

MY COMMISSION EXPIRES: 4-15-96

NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Judith Woodall
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

_____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MAY 23, 1996

PRESIDENT Alfred H. Bana, Jr.

EXECUTIVE DIRECTOR Barbara L. Evans

AREA PLAN COMMISSION OFFICIAL FORM

KAREN'S WAY MINOR SUBDIVISION

LAND DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 6 South, Range 9 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the South line of said Quarter, Quarter Section, also being the centerline of Lincoln Ave., said point being distant South 90°00'00" East 1205.60 feet from the Southwest corner; thence

1st: North 01°27'54" East 164.93 feet to a 3/4" iron pipe; thence

2nd: North 89°58'25" East 150.00 feet to a 5/8 iron rod (LS0006); thence

3rd: South 01°28'51" West 165.00 feet to a point in the South line of said Quarter, Quarter Section, also being the centerline of Lincoln Ave; thence along said South line

4th: South 90°00'00" West 149.95 feet to the point of beginning, containing 0.568 acres more or less.

SUBJECT TO: The right-of-way for Lincoln Ave., 30 feet in width and lying Northerly of and adjacent to the 1st course.

Date: 3-6-96

GENERAL NOTES

1. Owner/Developer: Clifford & Karen Dunlap
   6708 Lincoln Avenue, Evansville, IN 47715
2. Utilities: Southern Indiana Gas and Electric Co. services are available.
   Evansville Water and Sewer service is 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: No portion of the property is located within a flood zone. according to FIRM panel 180257-0008 B for the city of Evansville, in Vanderburg County Indiana dated October 5, 1981.
5. Zoned: R-1 Residential
6. Adjacent Property Owners:
   (1) Franke, John R. & Dorothy; Deed Volume 44, Page 267
   6716 Lincoln Avenue, Evansville IN 47715
   (2) Cadwallader, Linda L.; Deed Drawer 7, Card 3989
   6700 East Oak Street, Evansville IN. 47715
   (3) Oldham, Arthur P. Jr & Sandra J.,; Deed Drawer 4, Card 8620
   6701 East Oak Street, Evansville IN 47715
   (4) Delano, Teresa; Deed Volume 518, Page 108-109
   6704 Lincoln Avenue Evansville IN 47715
   (5) Lehman, David A., Lot #3, Plaza Meadows Sub. II
   6713 Lincoln Avenue, Evansville IN 47715
   (6) Hedge, Clen D.; Lot #2, Plaza Meadows Sub. II
   6717 Lincoln Avenue, Evansville IN 47715
   (7) Wagner, David A.; Lot #1, Plaza Meadows Sub. II
   6721 Lincoln Avenue, Evansville IN 47715
   (8) Postleweight, Gladys; Lot #29, Plaza Estates Sub.
   6805 Lincoln Avenue, Evansville IN 47715
   (9) Hatfield, Charlotte; Lot #6, Plaza Meadows Sub. II
   6701 Lincoln Avenue, Evansville IN 47715
   (10) Lecklider, Neal & Nancy, Lot #5 Plaza Meadows Sub. II
   6705 Lincoln Avenue, Evansville IN 47715
   (11) Maurer, Terrell & Carolyn
   6709 Lincoln Avenue, Evansville IN 47715