96-12639

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 24 1996

Suzanne M Crouch
AUDITOR #2659

RECEIVED FOR RECORD
at 9:38 A.M.
MAY 24 1996
Plat Drawer MS
Card 242
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CONTROL # 0034

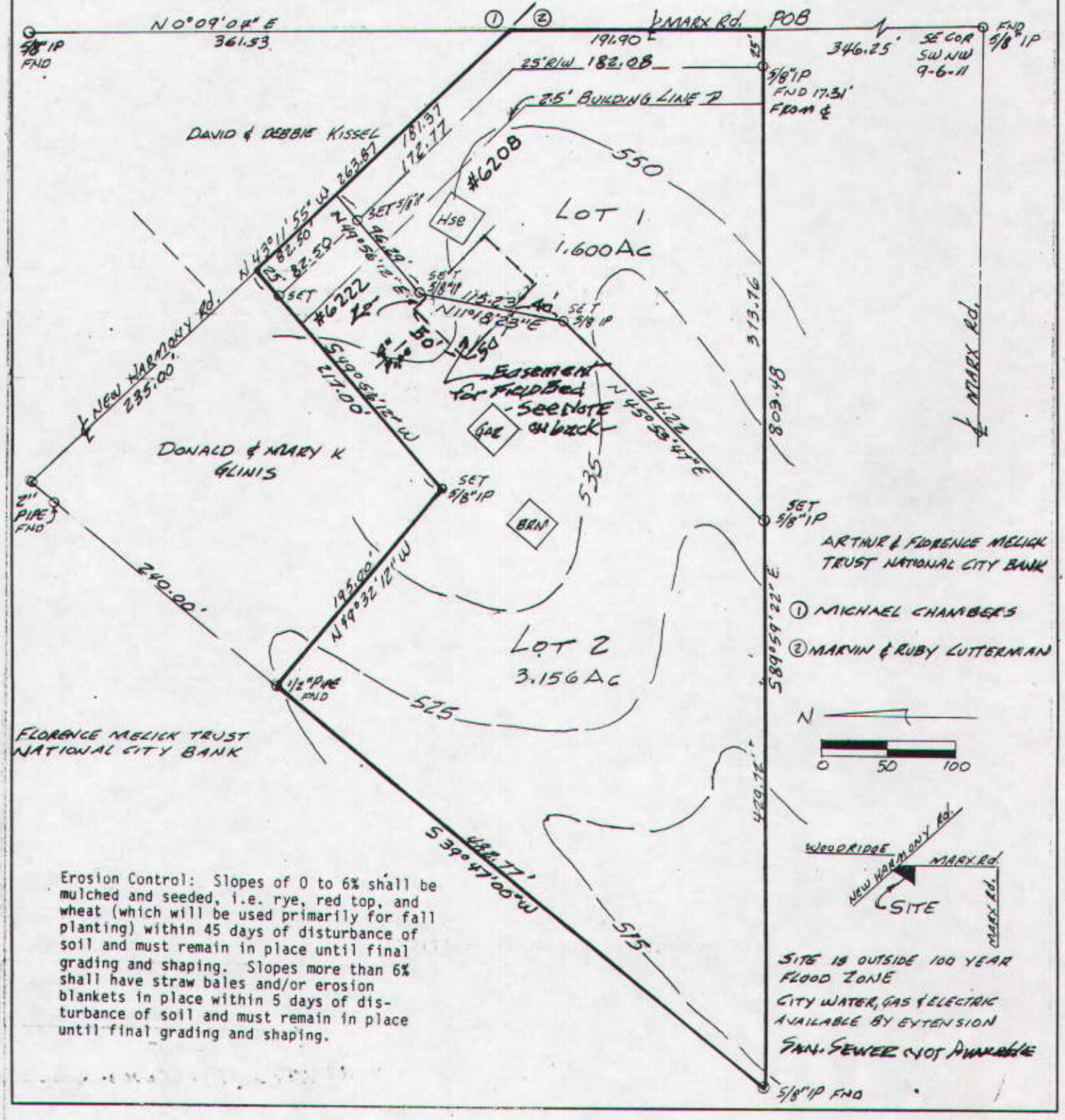
MS-242

DO NOT WRITE IN SPACE ABOVE THIS LINE

CARDEN SUBDIVISION

Part of the West Half of the Northwest Quarter of Section 9, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, lying South of the center line of the New Harmony Road more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 9, thence North 0 degrees 09 minutes 04 seconds East along the center of Marx Road a distance of 346.25 feet to the place of beginning of this description, thence continue North 0 degrees 09 minutes 04 seconds East along center of said Marx Road a distance of 191.90 feet to the intersection of New Harmony Road, thence North 43 degrees 11 minutes 55 seconds West along the center of New Harmony Road a distance of 263.87 feet to the Northeast corner of Donald and Mary K. Glinis property as recorded in Deed Drawer 1, Card 3974, thence South 49 degrees 56 minutes 12 seconds West along the East line thereof a distance of 217.00 feet, thence North 49 degrees 32 minutes 12 seconds West along the South line a distance of 195.00 feet, thence South 39 degrees 47 minutes 00 seconds West a distance of 482.77 feet, thence South 89 degrees 59 minutes 22 seconds East a distance of 803.48 to the place of beginning and containing 4.756 acres more or less.



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.

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 APR. 22, 1996

Billy T. Nicholson Jr.
IND 7964

BILLY T. NICHOLSON
REGISTERED
No. 7964
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 CARDEN SUBDIVISION

Dean Anthony Carden
DEAN ANTHONY CARDEN

6208 NEW HARMONY RD. 47720
963-6211

Shannon R. Carden
SHANNON R. CARDEN

Sarah L. Carden
SARAH L. CARDEN

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.

NOTE: Area denoted on plat as "easement for fieldbed" is required to provide the owner of lot 1 ingress and egress for the maintenance and repair of components of the private sewage disposal system serving lot 1 and located on lot 2. No buildings shall be erected within 10 feet if upslope or 50 feet if downslope of this area. Other restrictions as outlined in Rule 410 IAC 6-8 i, require minimum seperation distances for such items as lakes, utility lines, wells, etc.

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 23rd DAY OF April 1996.

MY COMMISSION EXPIRES: 3/13/2000

Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

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 _____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY
OFFICIAL
SEAL

PLAT RELEASE MAY 23, 1996

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

11.00 BK