96-16970

AREA PLAN COMMISSION OFFICIAL FORM

RECEIVED FOR RECORD
at 10:52 A.M.
July 9 1996
Plat Drawer MS
Card
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
0061

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

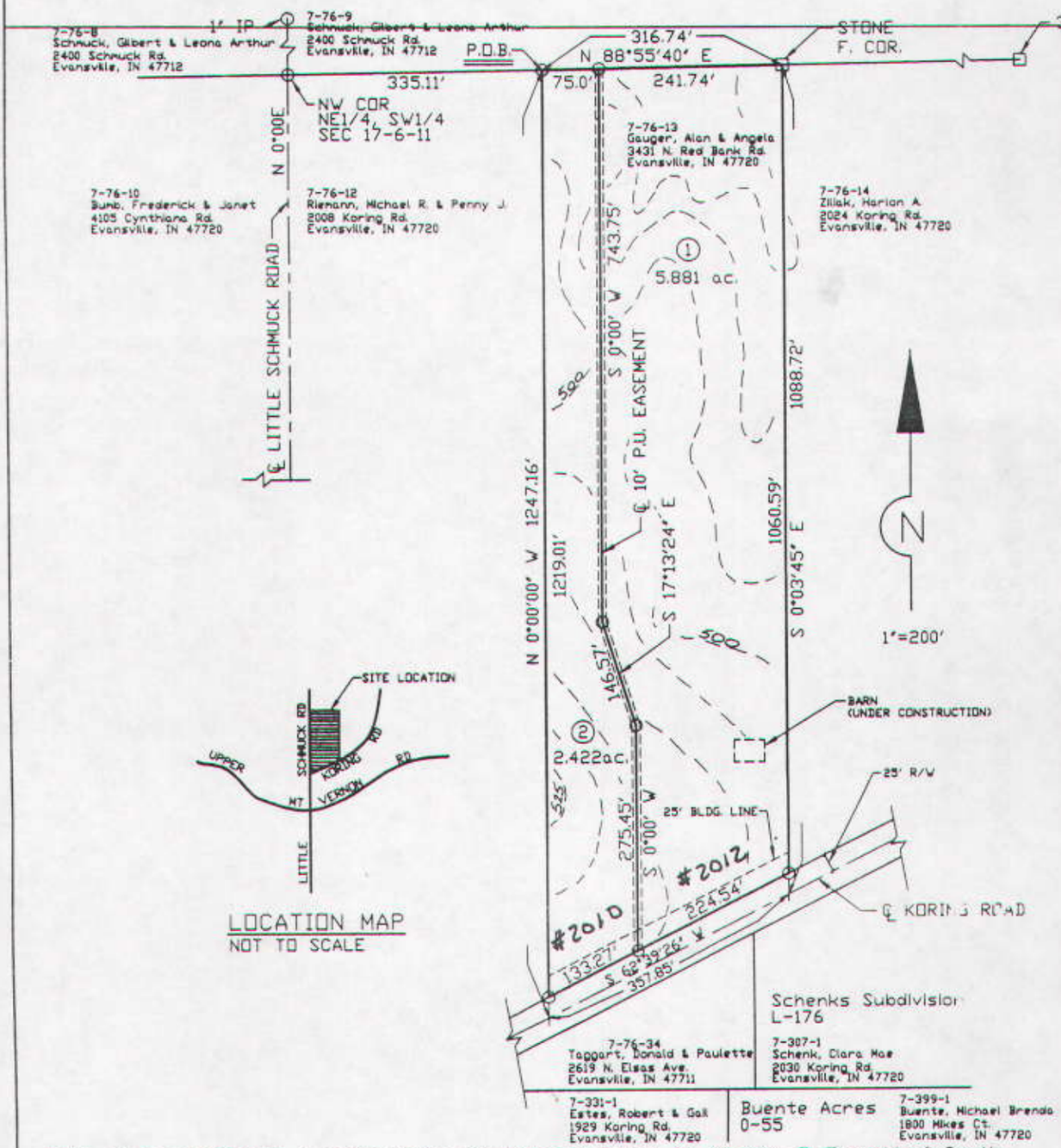
JUL 09 1996

Suzanne M Crouch
AUDITOR #3706

MS-244

DO NOT WRITE IN SPACE ABOVE THIS LINE

ALAN GAUGER MINOR SUBDIVISION



Part of the Northeast Quarter of the Southwest Quarter of Section 17, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at a point North 88 degrees 55 minutes 40 seconds East 335.11 feet from the Northwest corner of the Northeast Quarter of the Southwest Quarter of said Section 17, thence North 88 degrees 55 minutes 40 seconds East along the North line thereof a distance of 316.74 feet, thence South 0 degrees 03 minutes 45 seconds East a distance of 1088.72 feet to a point in the center of Koring Road, thence along the center of Koring Road South 62 degrees 39 minutes 26 seconds West a distance of 357.85 feet, thence North 0 degrees 00 minutes 00 seconds West a distance of 1247.16 feet to the place of beginning, containing 8.508 acres more or less.

Subject to the legal Right of Way of Koring Road

All lot corners marked with 5/8" iron pin except as noted.

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 blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

UTILITIES: According to S.I.G.E.C.O. electric power and gas are available to the proposed site, according to the Evansville Water & Sewer Dept., water is near the site. Sanitary sewer not available at site.

FLOOD DATA: According to F.I.R.M. Panel 100B of 100, dated August 5, 1991, for Vanderburg County, Indiana the proposed site lies outside the 100 year flood zone.

SURVEYORS CERTIFICATE

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 7/2/96

Billy T. Nicholson

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 Alan Gauger Minor Subdivision

Alan Gauger
Alan Gauger
3431 N. Red Bank Road
Evansville, IN 47720

Angela M. Gauger
Angela Gauger
3431 N. Red Bank Road
Evansville, IN 47720

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 28th DAY OF June 1996.

MY COMMISSION EXPIRES: August 15, 1997

Karen A. Maurer
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Karen A. Maurer
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 July 9, 1996

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Blaine A. Diver
Assistant Director