AREA PLAN COMMISSION OFFICIAL FORM

MS-245

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 25 1996

AUDITOR

96-18803

RECEIVED FOR RECORD
at 11:15 AM.
July 25 1996

Plat Drawer MS
Card 245

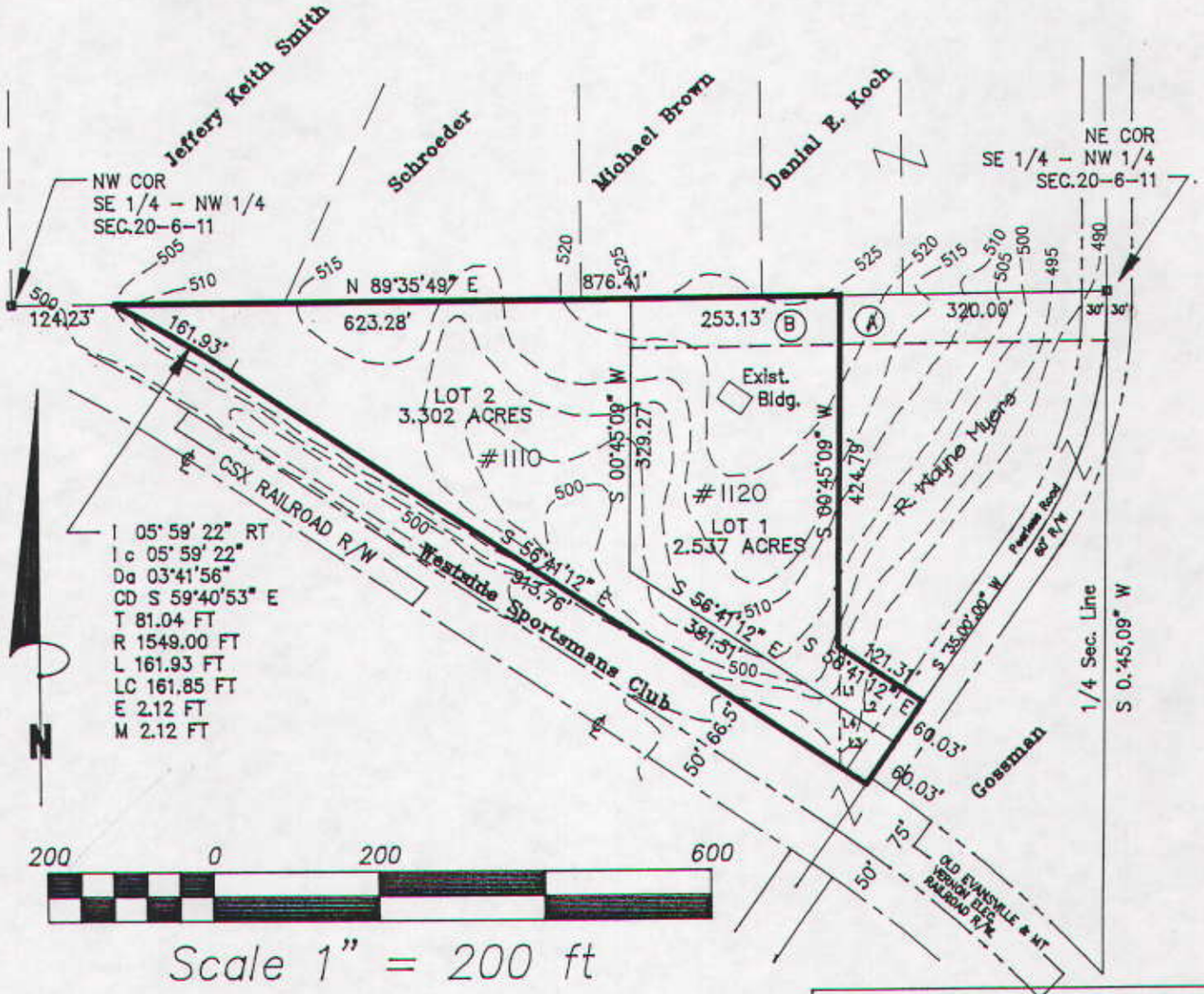
RECEIVED FOR RECORD July 25 1996 at 11:15 AM
CTRL # 0028
BETTY J. HERMANN RECORDER
VANDERBURGH CO.

#4076

DO NOT WRITE IN SPACE ABOVE THIS LINE

BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

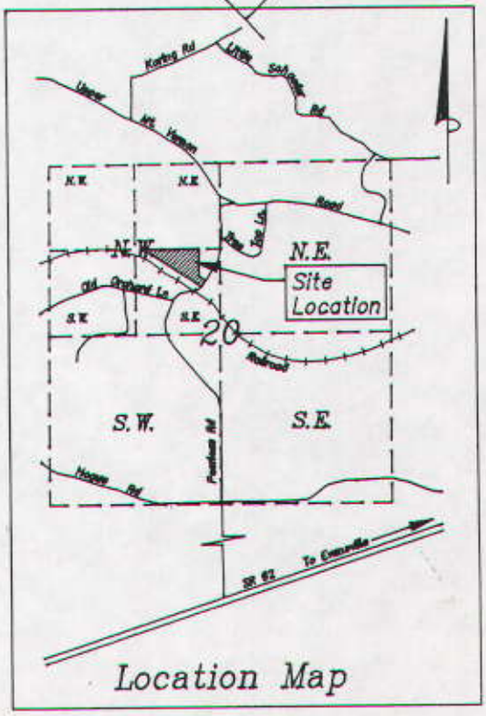
Ralph Myers Minor Subdivision



Scale 1" = 200 ft

Ⓐ – 61' UTILITY & ACCESS ESMT FOR LOTS 1 & 2 ONLY.
Ⓑ – 61' UTILITY & ACCESS ESMT FOR LOT 2 ONLY.

L1 – 71.19'
L2 – 81.23'
L3 – 41.15'
L4 – 71.19'



Location Map

COUNTY ENGINEER STIPULATIONS

- DRIVEWAY PERMITS FOR NEW DRIVEWAYS MUST BE OBTAINED FROM THE COUNTY ENGINEERS OFFICE
- ANY NEW DRIVEWAY CULVERT IN ROADSIDE DITCHES MUST BE SIZED BY A LICENSED PROFESSIONAL ENGINEER
- NON-BREAKAWAY AND/OR BRICK MAILBOX SUPPORTS LOCATED IN THE PUBLIC ROAD R/W ARE PROHIBITED

PREPARED BY:
D.L. Savage Engineering, Inc.
P.O. Box 888
Evansville, IN 47706-0888
812-473-0130

SURVEYORS CERTIFICATE

I, DAVID L. SAVAGE, 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 7-24-96 David L. Savage

DAVID L. SAVAGE REGISTERED No. 870014 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 RALPH MYERS SUBDIVISION

Ralph Myers — RALPH MYERS
Barbara Myers — BARBARA MYERS
1120 N. PEEKLESS RD
EVANSVILLE, IN 47712

Greg Myers — GREG MYERS
Michele Myers — MICHELE MYERS
7401 MAHRENHOLZ RD
EVANSVILLE, IN 47712

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 25 DAY OF July 1996

MY COMMISSION EXPIRES: 3-29-99

RESIDENT OF Vanderburgh COUNTY

Doris J. Coon — NOTARY PUBLIC

DORIS J COON — PRINTED

Doris J. Coon
Notary Public, State of Indiana
Vanderburgh County
My Commission Expires 03/29/99

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 July 25, 1996

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description
rev. 6/26/96

Part of the Southeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, described as follows:

Commencing at the northeast corner of said quarter quarter section; thence S89°35'49"W 320.00' along the north line of said quarter quarter to the northwest corner of the real estate conveyed to Ralph Wayne and Lisa Jane Myers as recorded on 8/4/1993 in Deed Drawer 8 Card 1366 in the office of the recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence S00°45'09"W 424.79' along the west line of said real estate; thence S56°41'12"E 121.31' to the centerline of Peerless Road; thence S35°00'00"W 120.06' along said centerline to the north right-of-way line of the 66.5' wide portion of the former Evansville and Mt. Vernon Electric Railroad; thence N56°41'12"W 913.76' along said north right-of-way line to the beginning of a tangent curve to the left with a radius point which bears S33°18'48"W 1549.00'; thence continuing along said north right-of-way line and along said curve an arc distance of 161.93' to a point on the north line of said quarter quarter section located N89°35'49"E 124.23' from the northwest corner thereof; thence N89°35'49"E 876.41' along said north line to the true point of beginning containing 5.839 acres more or less.

GENERAL NOTES

OWNERS: Greg & Michele Myers, 7401 Mahrenholz, Evansville, IN 47712. Ralph & Barbara Myers, 1120 North Peerless Rd, Evansville, IN 47712

ZONING: The subject property is currently zoned AG. All abutting property is zoned AG.

FLOOD PLANE DATA: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19 1992, all portions of the proposed subdivision are in Zone C, signifying "areas of minimal flooding."

UTILITIES: Telephone, water, gas, and electric are available at the site. Sewer is not available. Septic will be handled on site in accordance with Vanderburgh County Health Department Regulations.

TEMPORARY EROSION CONTROL: (During Construction.) Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat within forty-five (45) days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain until final grading and shaping.

CORNERS: All corners to be marked as noted.

ADJACENT PROPERTY OWNERS:
Jeffrey Keith Smith, 215, Las Brisas, Evansville, IN 47712
Daniel E. Koch, 1340 North Peerless Rd, Evansville, IN 47712
Wayne Myers, 1200 North Peerless Rd, Evansville, IN 47712
Richard Gossman, 1213 Treetop Ln., Evansville, IN 47712
Westside Sportsman's Club, PO Box 6001, Evansville, IN 47719
Schroeders Brick & Stone, 10801 E. Copperline Rd. Evansville, 47712
Michael E. Brown, 1725 Hollywood, Evansville, IN 47712

WD9\MYERSNOT.DOC