97-00185

AREA PLAN COMMISSION OFFICIAL FORM

MS-249

MAY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

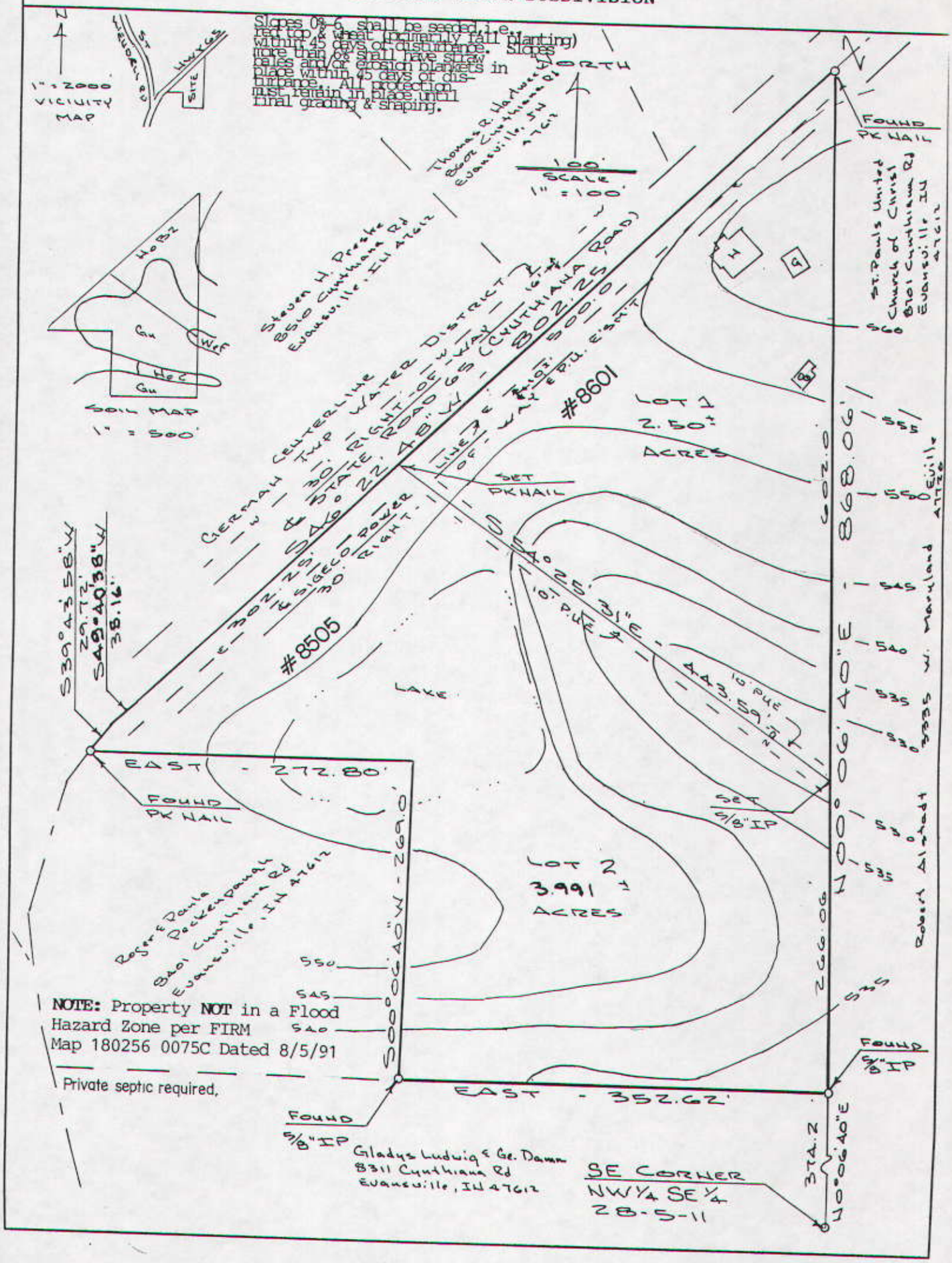
JAN 02 1997

Suzanne M Crouch
AUDITOR 28-SC

RECEIVED FOR RECORD
at 3:37 P M.
Jan 2 1997
Plat Drawer MS
Card 249
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Ctrl. # 0213

DO NOT WRITE IN SPACE ABOVE THIS LINE

ST CLAIR MINOR SUBDIVISION



NOTE: Property **NOT** in a Flood Hazard Zone per FIRM Map 180256 0075C Dated 8/5/91

Private septic required.

SURVEYORS CERTIFICATE

I, William Y. Bivins, 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 November 21, 1996

William Y. Bivins

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Scott T. St Clair & Kathrine L. St Clair, 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 ST CLAIR MINOR SUBDIVISION

Scott T. St Clair
RR#3, Box 250
Owensville, IN 47665

Kathryn L. St. Clair
Kathr n L. St Clair

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 26 DAY OF November 1996.

MY COMMISSION EXPIRES: April 17, 2002

Marilyn S. Schneider
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

MARILYN S. SCHNEIDER
PRINTED

SEAL

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 January 2, 1997

PRESIDENT Alfred H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings