97-06155

AREA PLAN COMMISSION OFFICIAL FORM

RECEIVED FOR RECORD
at 8:50 A.M.
March 18 1997
Plat Drawer MS
Card 250
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Ctrl # 0003

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

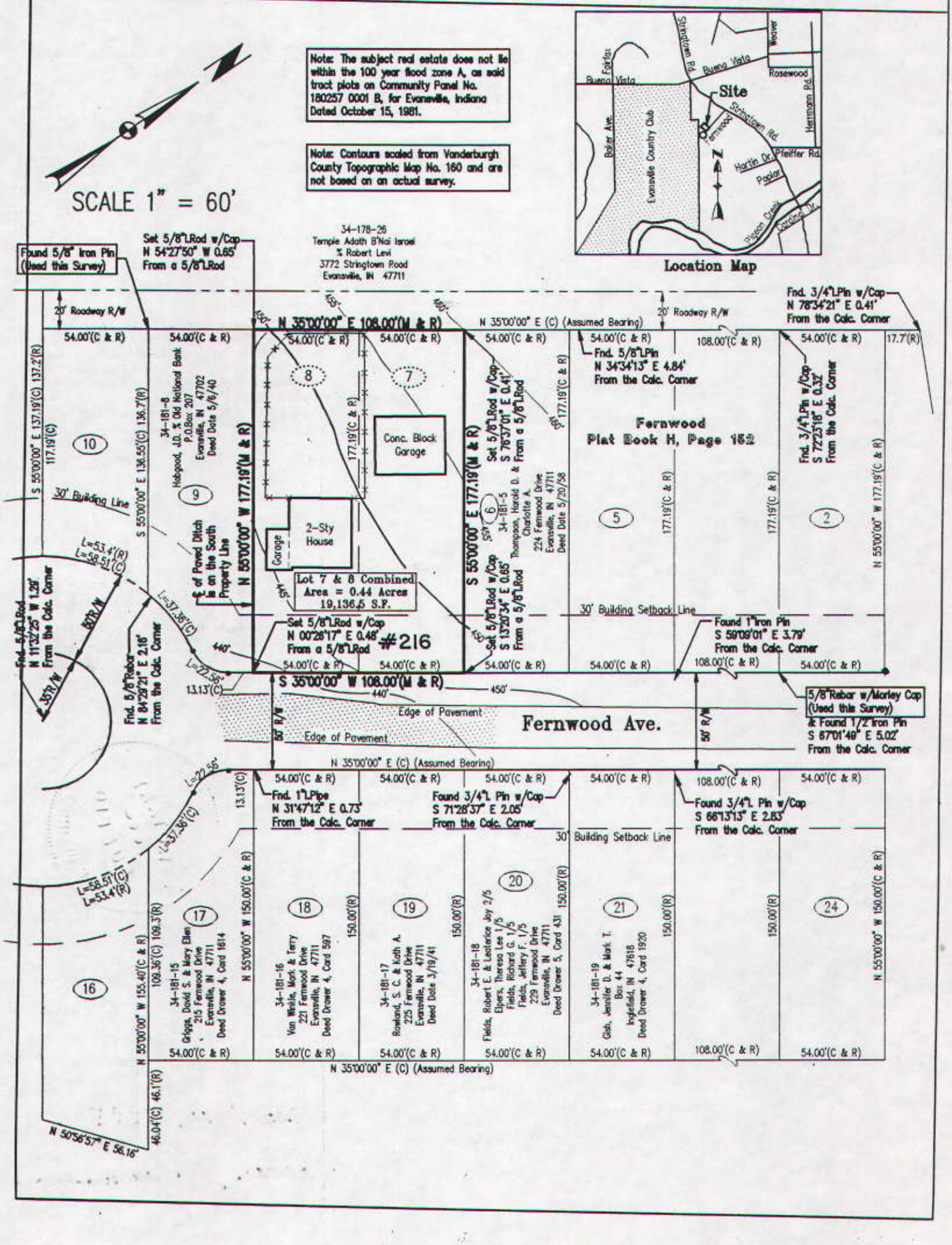
MAR 18 1997

Suzanne M Crouch
AUDITOR
#1388

MS-250

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lots 7 and 8, Fernwood



SURVEYORS CERTIFICATE

I, Danny K. Leek, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STA OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST A ALL LOCATIONS NOTED.

DATE MARCH 6, 1997

Danny K. Leek

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Lisa C. Ennis, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAI REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Minor Replat of Lots 7 and 8, Fernwood

Lisa C. Ennis

Lisa C. Ennis
216 Fernwood Drive
Evansville, IN 47711

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 7th DAY OF March 1997.

MY COMMISSION EXPIRES: 4-11-99

RESIDENT OF Vanderburgh COUNTY

Sharon J. Barks-Maier
NOTARY PUBLIC

Sharon J. Barks-Maier
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

_____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PRESIDENT ~~PLAT RELEASE~~ Richard H. Bauer, Jr.

PLAT RELEASE ~~PRESIDENT~~ MARCH 10, 1997

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

MINOR REPLAT OF LOTS 7 AND 8
FERNWOOD
BOUNDARY DESCRIPTION

Lot 7 and 8, in Fernwood, as per plat thereof, recorded in Plat Book H, Page 152 in the office of the Recorder of Vanderburgh County, Indiana.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 180257 0001 B, dated October 15, 1981, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Utilities: Water and sanitary sewer are available on the site.

Zoning: The subject property and the abutting property is currently zoned R-1.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.