97-08391

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 08 1997

Suzanne M Crouch
AUDITOR #1860

RECEIVED FOR RECORD
at 3:35 P M.
April 8 1997
Plat Drawer MS
Card 252
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTRL # 0119

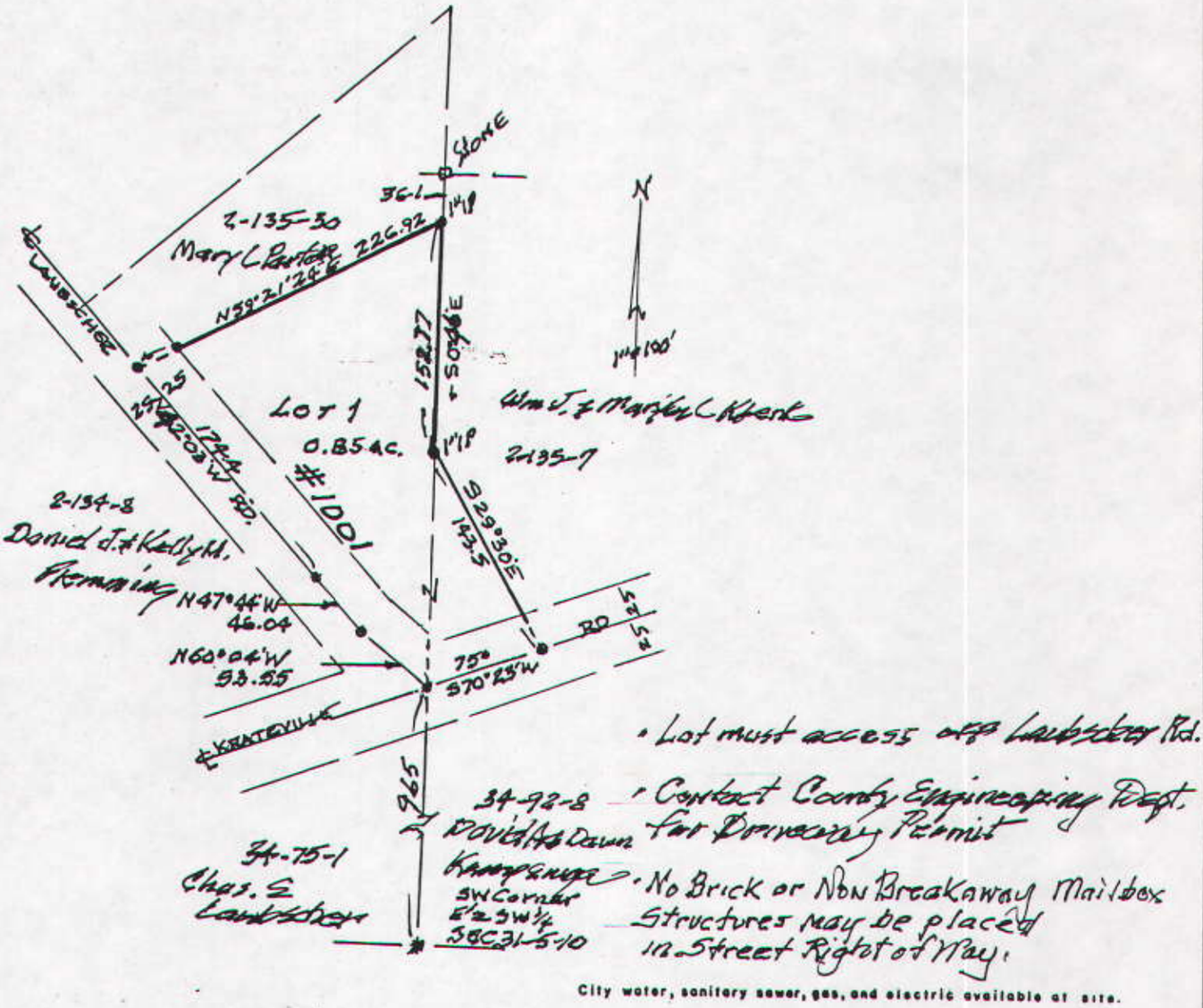
MS-252

DO NOT WRITE IN SPACE ABOVE THIS LINE

ARLA J. LAUBSCHER SUBDIVISION

Part of the East Half of the Southwest Quarter and part of the West Half of the Southwest Quarter of Section 31, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at an iron pin in Laubscher Road, which iron pin is located 965 feet North of the Southeast corner of the West Half of the Southwest Quarter of Section 31, Township 5 South, Range 10 West, thence North 60 degrees 04 minutes West along the centerline of Laubscher Road a distance of 53.55 feet, thence North 47 degrees 44 minutes West a distance of 46.04 feet, thence North 42 degrees 03 minutes West a distance of 174.4 feet, thence North 59 degrees 21 minutes 24 seconds East a distance of 226.92 feet to a 1 inch iron pin on the East line of the West Half of the Southwest Quarter of said Section 31, 36.1 feet South of a stone, thence ~~46 East~~ South 0° along said East line 152.17 feet to a 1 inch iron pin, thence South 29 degrees 30 minutes East a distance of 143.5 feet to the center of Kratzville Road, thence South 70 degrees 23 minutes West along said centerline 75.0 feet to the place of beginning, containing 0.85 acres more or less.



- Lot must access off Laubscher Rd.
- Contact County Engineering Dept. for Driveway Permit
- No Brick or Non Breakaway Mailbox Structures may be placed in Street Right of Way.

City water, sanitary sewer, gas, and electric available at site.

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.

* outside 100 year Flood Zone

2-97-25

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 Mar 5, 1997 Billy T Nicholson LS

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, 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 ARLA J. LAUBSCHER SUBDIVISION

Thomas M Turpen
211 DREIER BLVD.
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 27th DAY OF March 1997.

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 April 8, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara A. Runyon