97-18436

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 16 1997 4035

Suzanne M Crouch AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

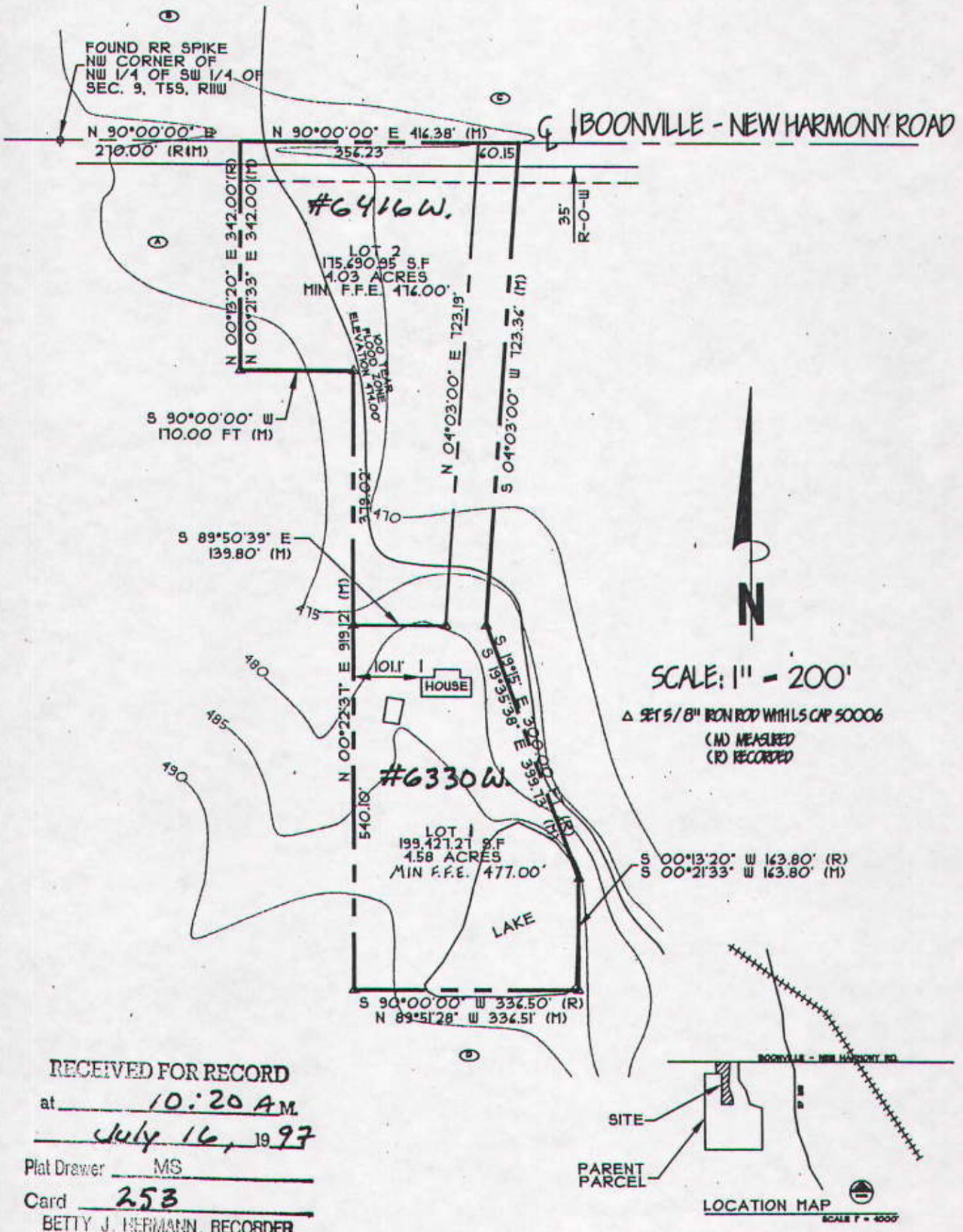
JUL 15 1997

Suzanne M Crouch AUDITOR #4010

MS-253

DO NOT WRITE IN SPACE ABOVE THIS LINE

McFADDEN - PAUL ESTATES MINOR SUBDIVISION



RECEIVED FOR RECORD
at 10:20 A.M.
July 16, 1997
Plat Drawer MS
Card 253
BETTY J. NEIMANN, RECORDER
VANDERBURGH COUNTY
CTRL # 0021

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 6/24/97

Ralph A. Easley, Jr.

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Daniel & Sandra McFadden and Brenda Paul, 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 McFadden-Paul Minor Subdivision

David McFadden

Daniel McFadden
P.O. Box 151, Greybull, WY 82426

Brenda Paul

Brenda Paul
6330 West Boonville-New Harmony Road
Evansville, IN 47720

Sandra McFadden

Sandra McFadden
P.O. Box 151, Greybull, WY 82426

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 24th DAY OF June 1997.

MY COMMISSION EXPIRES: 4/15/2000

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Judith Woodall
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 Barbara L. Cummings JULY 15, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 WEST, VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 90°00'00" EAST 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH LINE

1ST: NORTH 90°00'00" EAST 416.38 FEET; THENCE

2ND: SOUTH 04°03'00" WEST 723.36 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

3RD: SOUTH 19°35'38" EAST 399.73 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

4TH: SOUTH 00°21'33" WEST 163.80 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

5TH: NORTH 89°51'28" WEST 336.51 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

6TH: NORTH 00°22'31" EAST 919.12 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

7TH: SOUTH 90°00'00" WEST 170.00 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006; THENCE

8TH: NORTH 00°21'33" EAST 342.00 FEET TO THE POINT OF BEGINNING, CONTAINING 8.62 ACRES MORE OR LESS.

SUBJECT TO 35 A FOOT RIGHT OF WAY ALONG THE NORTH SIDE OF THE PROPERTY FOR BOONVILLE NEW HARMONY ROAD.

GENERAL NOTES:

1. OWNERS: DAN AND SANDY MCFADDEN; P.O. BOX 151; GREYBULL, WY 82426; 307/765-9684.
   BRENDA PAUL; 6330 WEST BOONVILLE-NEW HARMONY RD.; EVANSVILLE, IN 47720
   812/963-6721.
2. DEVELOPER: DAN AND SANDY MCFADDEN; P.O. BOX 151; GREYBULL, WY 82426; 307/765-9684.
   307/765-9684
3. UTILITIES: GERMAN TOWNSHIP WATER DISTRICT HAS WATER AVAILABLE AT THIS SITE.
   GAS AND ELECTRIC ARE ALSO AVAILABLE AT THIS SITE. SEWAGE DISPOSAL IS BY SEPTIC FIELD SYSTEM AND MUST BE APPROVED BY THE HEALTH DEPARTMENT.
4. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED OR SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
5. ZONING: PROPOSED SUBDIVISION IS ZONED AG.
6. FLOOD PLAIN DATA: THE EAST PORTION OF THE ABOVE DESCRIBED PROPERTY IS LOCATED IN THE FLOOD ZONE AS PER FIRM PANEL 55 AND 75 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY.
7. SOIL CLASSIFICATIONS:
   - AlB2 - ALFORD SILT LOAM 2 TO 6 PERCENT SLOPES, ERODED
   - HoC3 - HOSMER SILT LOAM 6 TO 12 PERCENT SLOPES, SEVERELY ERODED
   - Gu - GULLIED LAND
   - Wm - WILBUR SILT LOAM 0 TO 2 PERCENT SLOPES
   - WeE2 - WELLSTON SILT LOAM 18 TO 25 PERCENT SLOPES, SEVERELY ERODED
   - ZAC3 - ZANESVILLE SILT LOAM 6 TO 12 PERCENT SLOPES, SEVERELY ERODED
   - ZAD3 - ZANESVILLE SILT LOAM 12 TO 18 PERCENT SLOPES, SEVERELY ERODED
8. THE MINIMUM FINISHED FLOOR ELEVATION FOR LOT 1 IS 477.00' FOR LOT 2 IS 476.00'.
9. ADJACENT PROPERTY OWNERS:

   (A) J. MICHAEL AND ROSEMARY D. MCGARRAH
   6544 WEST BOONVILLE - NEW HARMONY RD.
   EVANSVILLE, IN 47720

   (B) GILBERT AND ALBERTA FEHRANBACHER
   6415 W. BOONVILLE - NEW HARMONY ROAD
   EVANSVILLE, IN 47720

   (C) ANITA MARIE REXING
   13600 STATE ROAD 65
   EVANSVILLE, IN 47720

   (D) DAN AND SANDY MCFADDEN
   P.O. BOX 151
   GREYBULL, WY 82426