AREA PLAN COMMISSION OFFICIAL FORM

97-20833

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 07 1997

4605 PS

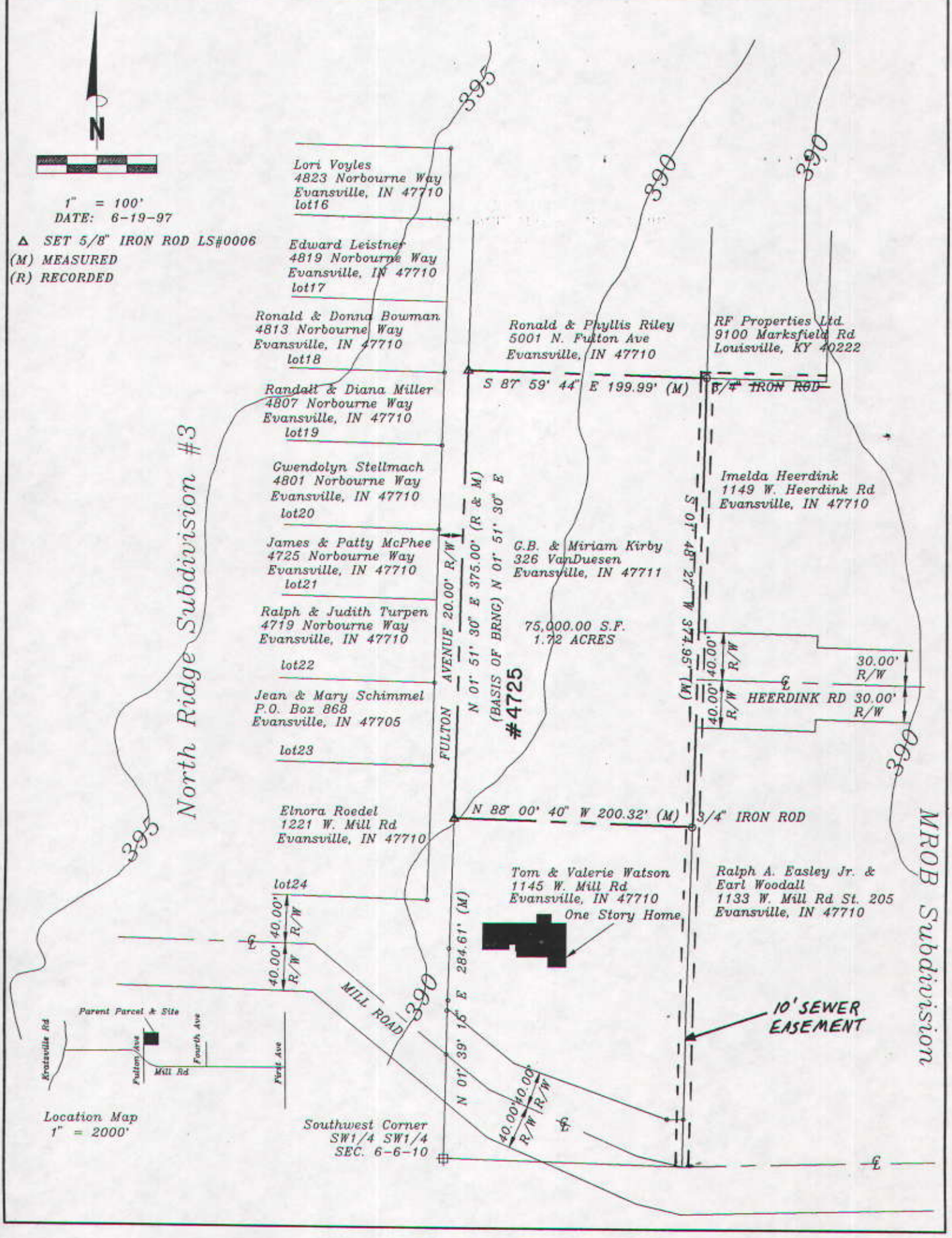
Suzanne M. Crouch
AUDITOR

RECEIVED FOR RECORD
at 9:54 A.M.
August 7 1997
Plat Drawer MS
Card
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Ctrl # 0016

MS-257

DO NOT WRITE IN SPACE ABOVE THIS LINE

FITZPATRICK ESTATES Minor Subdivision



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 JUNE 27, 1997 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

I, Myriam Kirby, 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 Fitzpatrick Estates

Miriam H. Kirby

Miriam H. Kirby
326 VanDuesen
Evansville, IN 47711
812/422-7700

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 27 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 August 7, 1997

PRESIDENT Alfred H. Bamm, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Secton 6, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana more particularly described as follows:

Beginning at a point on the West line of said quarter section a distance of 284.61 feet North of the Soutwest corner thereof; from said place of beginning continue North along the said West line

1st: North 01 Degrees 51 Minutes 30 Seconds East 375.00 feet; thence

2nd: South 87 Degrees 59 Minutes 44 Seconds East 199.99 feet; thence

3rd: South 01 Degrees 48 Minutes 27 Seconds West 374.95 feet; thence

4th: North 88 Degrees 00 Minutes 40 Seconds West 200.32 feet to the place of beginning, containing 75,000.00 square feet or 1.72 acres more or less.

Subject to all building and use restrictions of record and all existing easements, highways and rights of way.

General Notes:

1. Owner: Miriam Kirby; 326 VanDuesen; Evansville, IN 47711; (812) 422-7700
2. Developer: Paul Fitzpatrick, 2113 S. Green River Rd, Evansville, IN 47715; (812)867-5779
3. Utilities: Evansville Water & Sewer Utilities has water and sewage facilities at the site. Gas and electric are also available.
4. Erosion Control: Slopes 0% to 6% shall be mulched or seeded, IE., Rye, Red Top, and Wheat (which will be used for fall planting) within 45 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
5. Zoning: Proposed Subdivision is zoned R1.
6. Flood Plain Data: Outside of Flood Plain as per FIRM panel 1 of 8 dated October 15, 1981 for Evansville, Indiana. ZONE "C" PANEL 180257-0001 B
7. Soil Classifications: Ba - Bartle Silt Loam 0 to 2 percent slopes
   Wa - Wakeland Silt Loam 0 to 2 percent slopes
8. Adjacent Property Owners: Listed on Plat Sheet.