AREA PLAN COMMISSION OFFICIAL FORM

97-36055

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 29 1997

Suzanne M. Crouch
AUDITOR
7942

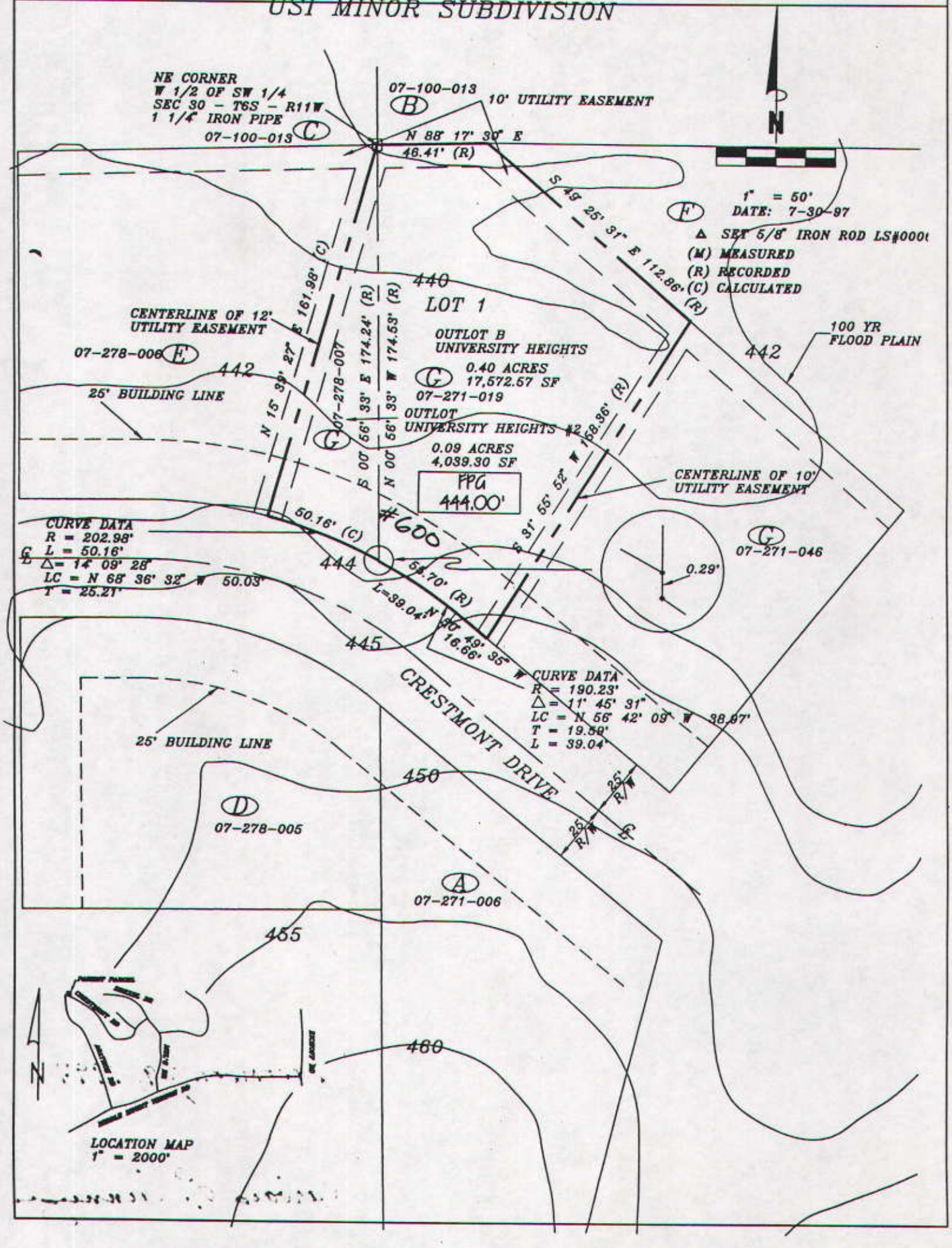
RECEIVED FOR RECORD
at 2:19 P.M.
DEC. 29, 1997
Plat Drawer MS
Card 262
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTRL # 0180

MS-262

DO NOT WRITE IN SPACE ABOVE THIS LINE

REPLAT OF OUTLOT B IN UNIVERSITY HEIGHTS AND OUTLOT IN UNIVERSITY HEIGHTS #2

USI 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 AUGUST 1, 1997 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Suzanne A. Nicholson, 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 U.S.I. Minor Subdivision

Suzanne A. Nicholson
President - USI Foundation

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 31st DAY OF July 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 PLAT

PLAT RELEASE December 29, 1997

PRESIDENT Richard H. Bonar, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM
LAND DESCRIPTION

Beginning at the Northeast Corner of the West Half of the Southwest Quarter of Section 30, Township Six South, Range Eleven West, of Perry Township in Vanderburgh County, Indiana: thence along the east line of Outlot B in University Heights Subdivision

1st: North 88 Degrees 17 Minutes 30 Seconds East, a distance of 46.41 feet; thence
2nd: South 49 Degrees 25 Minutes 31 Secinds East, a distance of 112.86 feet; thence
3rd: South 31 Degrees 55 Minutes 52 Seconds West, a distance of 158.36 feet; thence
4th: North 50 Degrees 49 Minutes 35 Seconds West, a distance of 16.66 feet; thence
5th: Northwesterly 39.04 feet, along a curve concave to the north, through a central angle of 11 Degrees 45 Minutes 31 Seconds, having a radius of 190.23 feet and a chord bearing and distance of North 56 Degrees 42 Minutes 09 Seconds West 38.97 feet; thence
6th: North 00 Degrees 56 Minutes 33 Seconds West 0.29 feet; thence
7th: Northwesterly 50.16 feet along a curve concave to the north, through a central angle of 14 Degrees 09 Minutes 28 Seconds having a radius of 202.98 feet and a chord bearing and distance of North 68 Degrees 36 Minutes 27 Seconds West 50.03 feet; thence
8th: North 15 Degrees 39 Minutes 32 Seconds East 161.98 feet to the point of beginning and containing 0.49 acres or 21,611.87 square feet more or less.

Subject to all legal highways, easements, rights-of-way, restrictions and conditions imposed upon said real estate whether or not of record and in way affecting said real estate.

General Notes:

1. Owner: University of Southern Indiana Foundation; 8600 University Blvd; Evansville, IN 47712; (812) 464-1918
2. Developer: University of Southern Indiana Foundation; 8600 University Blvd; Evansville, IN 47712; (812) 464-1918
3. Utilities: Evansville Water & Sewer Utlities 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 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 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: Within Zone A as per FIRM panel 180256 0100B dated March 19, 1982 for Vanderburgh County, Indiana.
7: Soil Classification: A1C3 - Alford Silt Loam, 6 to 12% slopes, severly eroded.
8: Adjacent Property Owners: A: Jay & Cindy Perigo; 601 Crestmont Dr; Evansville, IN 47712

B: Gene & Jeanne Pfeiffer; 635 Eichoff Rd; Evansville, IN 47712

C: Kent & Laura Reddington; 418 S. County Line Rd; Evansville, IN 47712

D: Daniel & Mary Townsend; 604 Lemay Dr; Evansville, IN 47712

E: James & Carolyn Werner; 580 Crestmont Dr; Evansville, IN 47712

F: University Heights Homeowners Association; 606 Crestmont Dr; Evansville, IN 47712

G: University of Southern Indiana Foundation; 8600 University Blvd; Evansville, IN 47712

9: No Non-breakaway structures.