AREA PLAN COMMISSION OFFICIAL FORM

98-23817

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 17 1998

Suzanne M. Crouch
AUDITOR

5001

RECEIVED FOR RECORD
at 2:09 P M.
July 17 1998
Plat Drawer MS
Card 269
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTRL # 01168

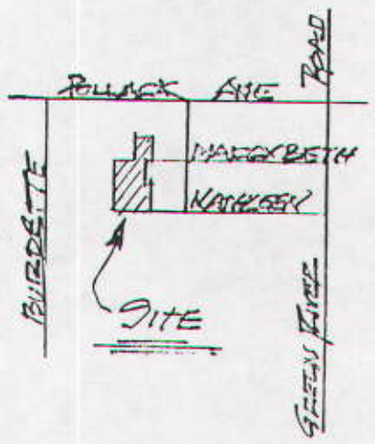
MS-269

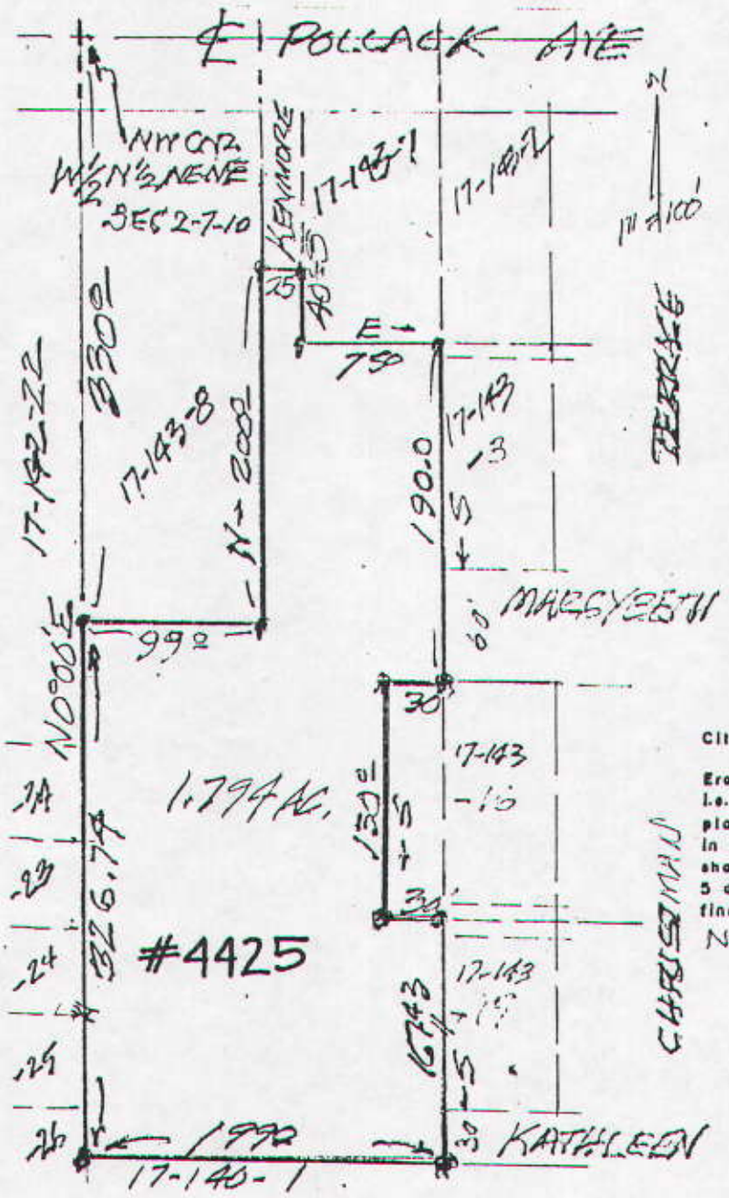
DO NOT WRITE IN SPACE ABOVE THIS LINE

LOWELL PATTERSON SUBDIVISION

A Subdivision of part of the West Half of the North Half of the Northeast Quarter of the Northeast Quarter of Section 2, Township 7 South, Range 10 West lying in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said half, half, quarter, quarter section 330.0 feet South of the Northwest corner thereof, from said place of beginning thence East, parallel with the North line of said half, half, quarter, quarter section for 99.0 feet; thence North, parallel with the said West line for 200.0 feet; thence East, parallel with the said North line for 25.0 feet, thence South 40.0 feet, thence East a distance of 75.0 feet to a point on the West line of Christman Terrace, an Addition to the City of Evansville as per plat thereof, recorded in Plat Book "J", page 106 in the office of the Recorder of Vanderburgh County, Indiana; thence South along said West line and parallel to the West line of said half, half, quarter, quarter section for 190.0 feet, thence West a distance of 30.0 feet, thence South a distance of 130.0 feet, thence East a distance of 30.0 feet to said West line of Christman Terrace, thence South along said West line a distance of 167.43 feet to a point on the South line of the West Half of the North Half of the Northeast Quarter of the Northeast Quarter of said section; thence West along the said South line for 199.0 feet to a point on the West line of said half, half, quarter, quarter section; thence North along the said West line for 326.74 feet to the place of beginning, and containing a gross area of 1.795 acres.





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

Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (winter 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.

NOT IN Floodplain.

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 5/18/98

BILLY T. NICHOLSON REGISTERED No. 7984 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

We, 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 Lower Patterson Sub

Howard L Patterson

Vickie L Patterson

HOWARD PATTERSON
1165 OWENSBORO CT
EVANSVILLE, IN. 47714
476-1476

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 1998.

MY COMMISSION EXPIRES: 9-23-2000

Beverly M. Behme
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Beverly M. Behme
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 1-7 1998.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE 7-16-98

PRESIDENT Alfred H. Bowers, Jr.

EXECUTIVE DIRECTOR Blaine Oliver