AREA PLAN COMMISSION OFFICIAL FORM

MS-274

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 30 1998

Suzanne M. Crouch
AUDITOR

#9391

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1998R00039495

11-30-1998 3:01 PM

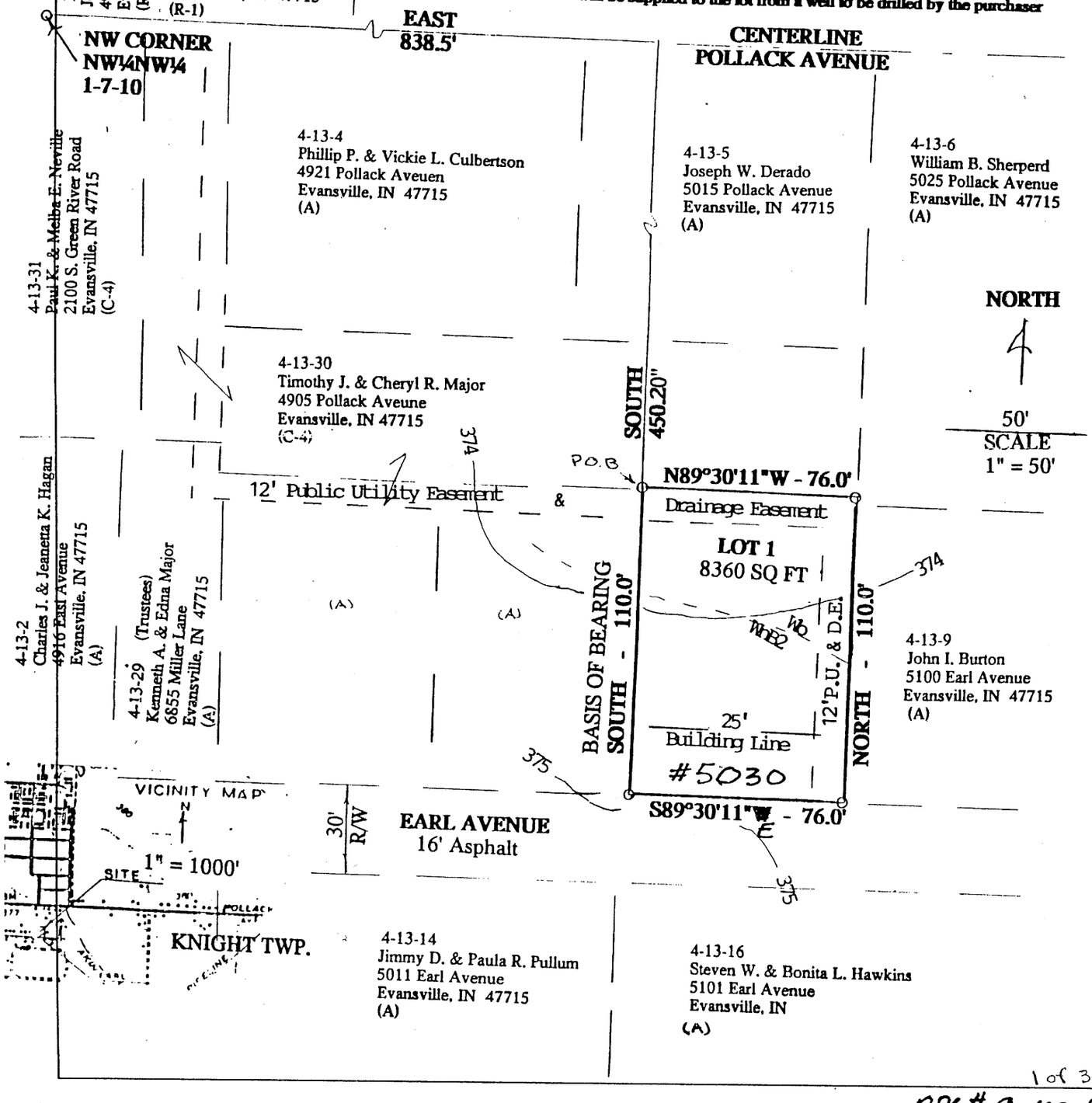
RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

BRANSON ACRES MINOR SUBDIVISION NO. 2

GENERAL NOTES:

1. **OWNER/DEVELOPER:** Timothy J. & Cheryl R. Major
   4905 Pollack Avenue
   Evansville, IN 47715
   (812) 474-9633
2. **UTILITIES:** Electric and Sanitary Sewers Aviailable
3. **EROSION CONTROL:** All desturbed areas to be mulch seeded; slopes exceeding 10% shall be seeded, straw beales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days of disturbance.
4. **FLOOD PAIN DATE:** Property is located outside the 100 year Flood Zone according to FIRM PANEL 50 of 100 DATED March 19, 1982
5. **SOIL CLASSIFICATION:** 180256 0050B
   Wb-Weinbach Silt Loam - 0 to 2% Slopes
   WhB2- Wheeling Loam - 0 to 2% Slopes
6. **ALL CULVERTS** shall be designed to discharge the runoff from a 25 year storm
7. **STRAW BALES** at entrance of culverts and downstream boundary lines for retention of water and silt
8. **Water** will be supplied to the lot from a well to be drilled by the purchaser



APC# 9-MS-98

SURVEYORS CERTIFICATE

I, WILLIAM Y. BIVINS, 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 May 17, 1998

WILLIAM Y. BIVINS, LS910003
10579 Oak Grove Road, Newburgh, IN 47630
(812) 858-9268

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Timothy J. Major
Cheryl R. Major, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS BRANSON ACRES MINOR SUBDIVISION NO. 2

Cheryl R Major
Cheryl R, Major

Timothy J. Major
Timothy J. Major

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 easement 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 a 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 18th DAY OF May, 1998

MY COMMISSION EXPIRES: 7/17/98

Lori J. Stephens
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

LORI J. Stephens
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 Sept. 2, 1998.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE [redacted], 1998

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West in Vanderburgh County, Indiana and more particularly described as follows:

↑Knight Twp.

COMMENCING at the Northwest Corner of said Quarter Quarter Section; thence East, along the North line thereof, a distance of 838.5 feet; thence South a distance of 450.20 feet to the POINT OF BEGINNING; thence South a distance of 110.0 feet to the North Right-of-Way line of Earl Avenue; thence South 89° 30' 11" East, along said Right-of-Way line, a distance of 76.0 feet; thence North a distance of 110.0 feet; thence North 89° 30' 11" West a distance of 76.0 feet to the POINT OF BEGINNING and containing 0.19 acres, more or less.

COMMISSION OFFICIAL FORM

APC# 9-MS-98