AREA PLAN COMMISSION OFFICIAL FORM

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

MS-278

1999R00012778

04-19-1999 2:54 PM

RECORDING FEE: 13.00
PAGES: 3

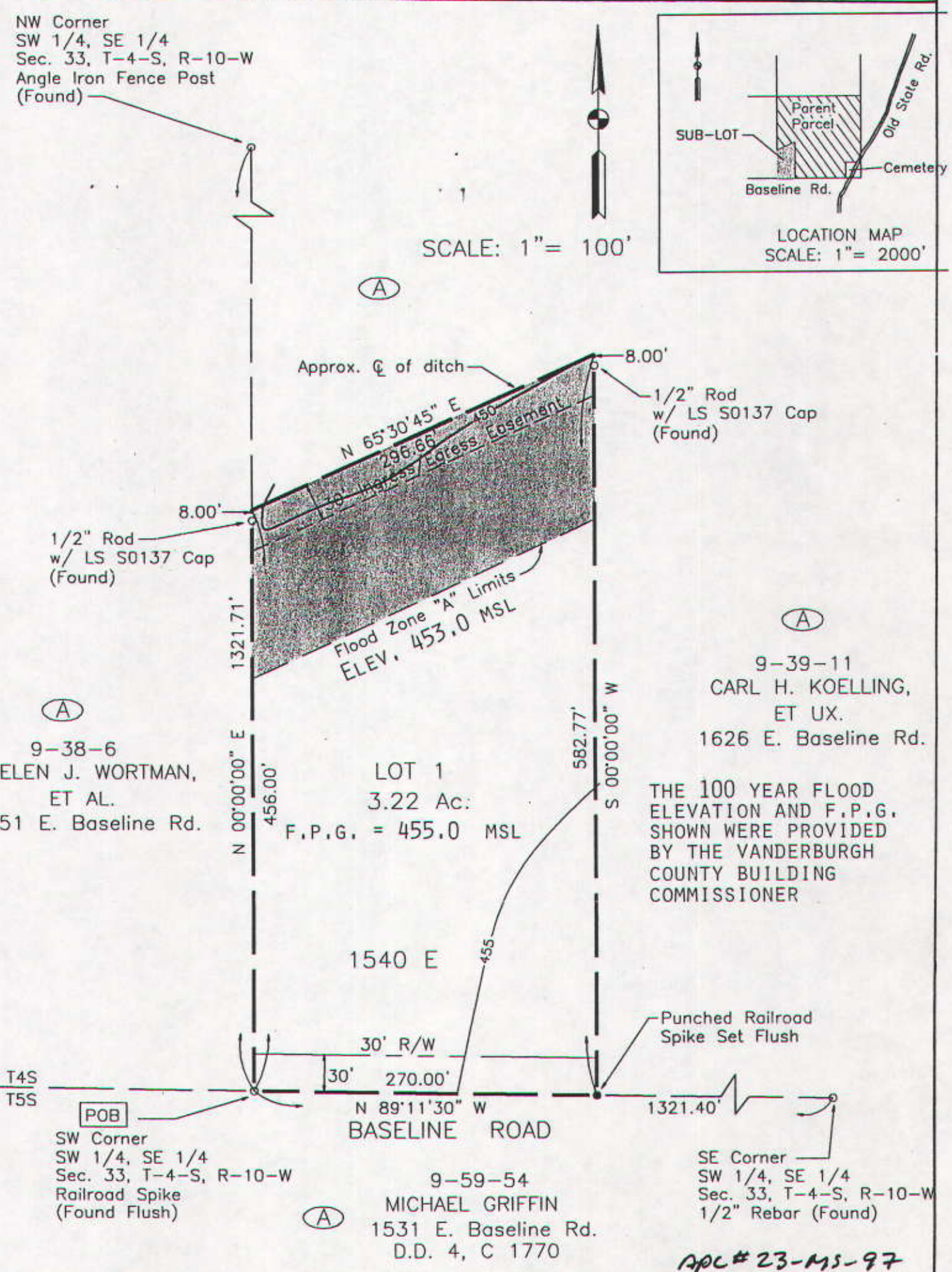
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 19 1999

Suzanne M Crouch
AUDITOR #2540

DO NOT WRITE IN SPACE ABOVE THIS LINE

STATION NO. 41 SUBDIVISION



APC# 23-MS-97

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, Matthew Wannemuehler, 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 LOCATIONS AS NOTED.

DATE March 31, 1998

Matthew E Wannemuehler

MATTHEW E. WANNEMUEHLER REGISTERED No. 80100564 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Bob Harris, Trustee for Scott Township of Vanderburgh County, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Station No. 41 Subdivision.

Bob Harris, Trustee for Scott Township
1730 MONTVIEW DR
McCUTHANVILLE, IN 47711

* PUE & DRAINAGE EASEMENT DEDICATION IN GENERAL NOTES.

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 THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 18th DAY OF June 1998

Terry A. Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 2/10/2001

Terry A. Campbell
PRINTED

RESIDENT OF Vanderburgh COUNTY

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON July 8, 1997. 1ST SUB. REVIEW.

PRESIDENT Alfred H. Bamm, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE Sept. 19, 1999

EXECUTIVE DIRECTOR Barbara L. Cummings

6-18-98 117-0104-05V

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter of Section 33, Township 4 South, Range 10 West of the Second Principal Meridian in Vanderburgh County Indiana, more particularly described as follows:
↑ SCOTT TOWNSHIP,

Beginning at the southwest corner of said quarter quarter section; thence along the west line of said quarter quarter section North 00 degrees 00 minutes 00 seconds East 456.00 feet; thence North 65 degrees 30 minutes 45 seconds East 296.66 feet; thence parallel with the west line of said quarter quarter section South 00 degrees 00 minutes 00 seconds West 582.77 feet to the south line of said quarter quarter section; thence along said south line North 89 degrees 11 minutes 30 seconds West 270.00 feet to the point of beginning and containing 3.22 acres, more or less.

General Notes:

1. Owner/Developer: Scott Township of Vanderburgh County, 1730 Montview Drive, McCutchanville, Indiana (812) 867-2816
47711

2. Utilities: Southern Indiana Gas and Electric service is available.
Sanitary sewers are not available near the site.
City water does not exist adjacent to the site, however, a 12" main exists approximately 2000 feet to the west.

3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) wihtin 45 days of disturbance of soil and and must remain in place until final grading or shaping. Slopes of 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~~. SEEDING.

4. Zoning: Subject property is zoned Agricultural.

5. Flood Plain Data: A portion of the subject real estate does lie within Zone
Zone A according to FIRM Community Panel 180256 0015 C, dated August 5, 1991 for Vanderburgh County and is designated hereon.

6. Soil Data:
HoC3 - Hosmer Silt Loam
He - Henshaw Silt Loam
St - Stendal

7. Adjacent Property Owners:
Helen J. Wortman, Et al; 1351 E. Baseline Road, Evansville, Indiana 47711
Michael Griffin; 1531 E. Baseline Road, Evansville, Indiana 47711
Ralph R. & Imogene P. Rexing, 300 E. Baseline Road, Evansville, Indiana 47711

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.

APC #23-MS-97