AREA PLAN COMMISSION OFFICIAL FORM

MS-279

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 17 1999

Suzanne M Crouch
AUDITOR #3240

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00016366

05-17-1999 2:21 PM

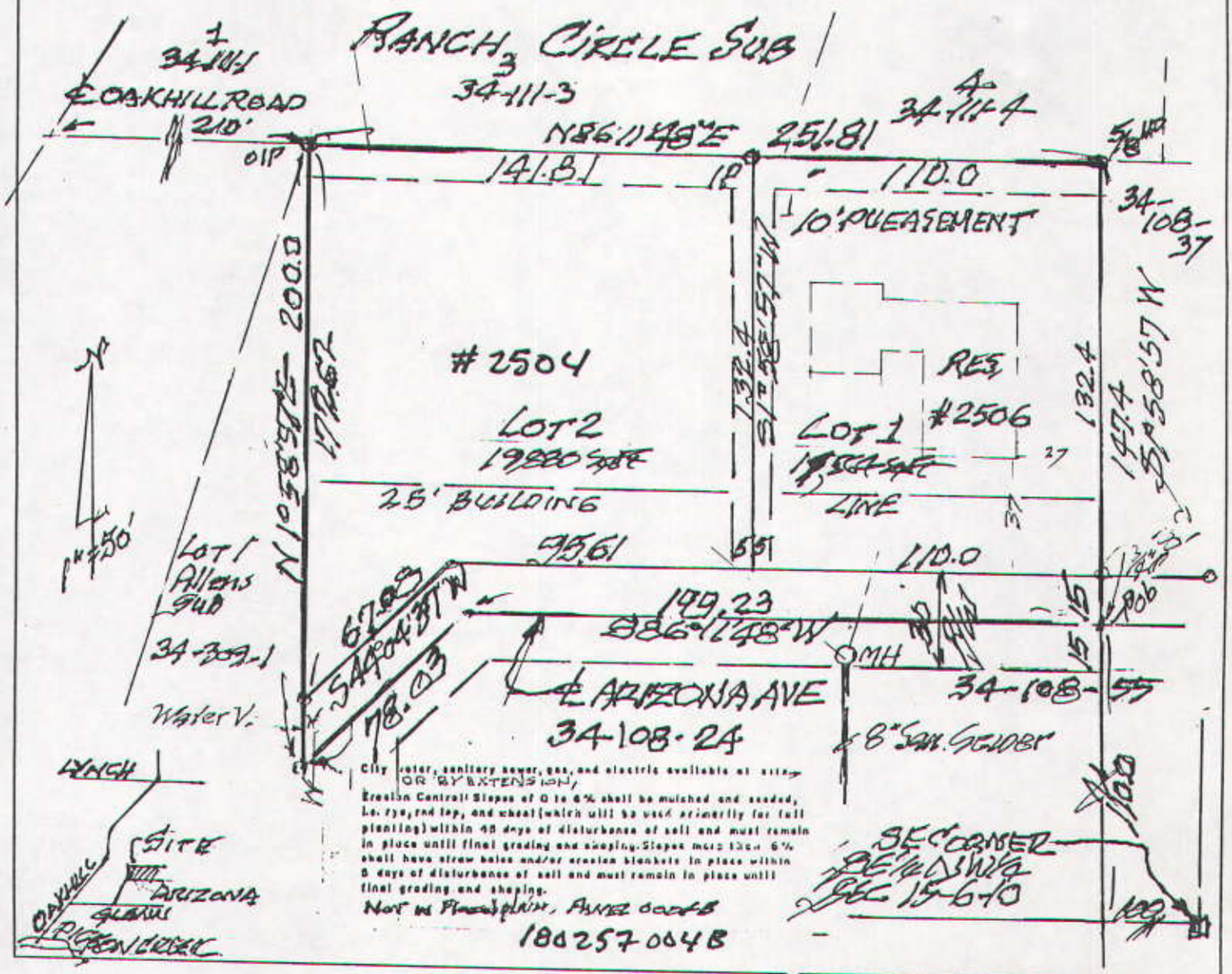
RECORDING FEE: 11.00
PAGES: 2

DO NOT WRITE IN SPACE ABOVE THIS LINE

McGRAW SUBDIVISION

Part of the Southeast Quarter of the Northwest Quarter of Section 15, Township 6 South, Range 10 West Vanderburgh County, Indiana described as follows: ↑ CENTER TOWNSHIP

Beginning at a point in the center of Arizona Avenue, said point being 110.0 feet North of the South line and 100.0 feet West of the East line of the Southeast Quarter of the Northwest Quarter of said Section 15, thence South 86 degrees 11 minutes 48 seconds West along the centerline of Arizona Avenue 199.23 feet, thence South 44 degrees 04 minutes 37 seconds West a distance of 78.03 feet, to the East line of Allen's Subdivision as recorded in Plat Book N-117, thence North 1 degree 58 minutes 57 seconds East a distance of 200.0 feet along said East line to a point, thence North 86 degrees 11 minutes 48 seconds East a distance of 251.81 feet to the Northwest corner of property described in Deed Record 3, Card 9804, thence South 1 degree 58 minutes 57 seconds East along the West line thereof 147.4 feet to the place of beginning, containing 0.88 acres more or less.



APL # 2-MS-99

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 1/28/99 Billy T Nicholson LS

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR



OWNERS CERTIFICATE

I, 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 McGRAW SUBDIVISION

Janet K McGraw

JANETTE K. McGRAW
2506 ARIZONA AVE
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.

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 12th DAY OF March, 1999.

MY COMMISSION EXPIRES: 3/13/2000 Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY BARBARA A. RUNYON
PRINTED

11.00 BK

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 April 7, 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL



PLAT RELEASE MAY 17, 1999

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham