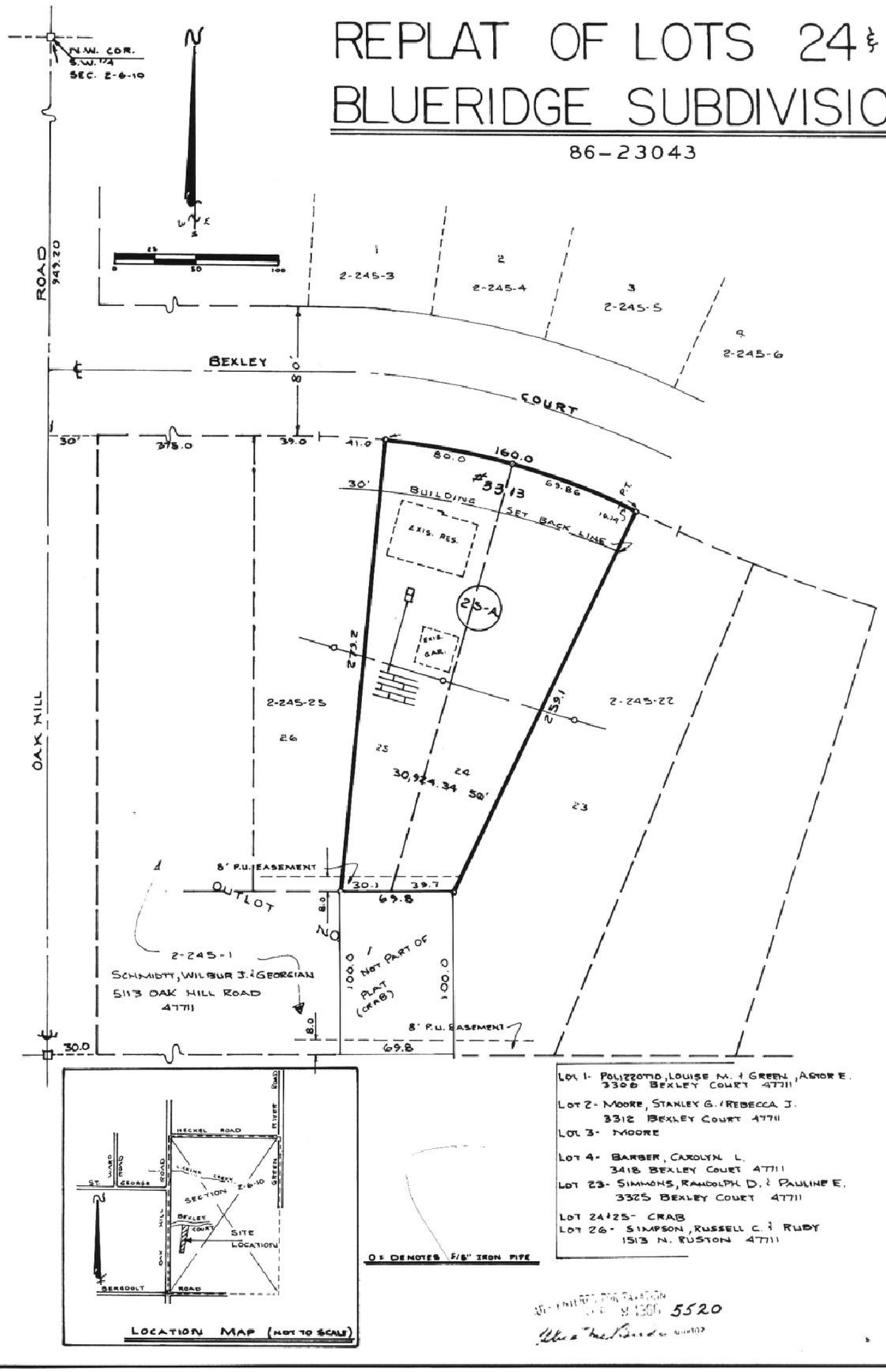
REPLAT OF LOTS 24 & 25
BLUERIDGE SUBDIVISION

86-23043



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OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on the plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Guy A. Crab — Mable C. Crab

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 28 day of August, 1986.

Notary public

Printed

My commission expires:

July 10, 1990

Resident of Warrick County

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

August 28 1986
Date

Sam Biggerstaff, LS
Indiana Reg. No. 9838

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 give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on September 8, 1986.

President — Executive Director

Plat Release September 8, 1986 — Executive Director

NOTES: THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION

1. UTILITIES: City water IS AVAILABLE (SAN. SEW. IS NOT), as is Electric Power and Gas, according to S.I.G. & E. Co.
2. ZONING: The proposed site, as well as the adjacent property is zone R-1
3. FLOOD: The proposed site is not located in the 100 year flood plain, according to Community Panel Number 180257 0002 B, dated October 15, 1981, for the City of Evansville, Indiana.
4. SOIL TYPE: According to the Soil Survey of Vanderburgh County, Indiana the soil type for this site is HoB2; Hosmer Silt Loam, 2 to 6 per cent slopes, eroded, slow run-off.
5. Erosion Control: The soils with slopes of 0% to 6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soils and must remain in place until final grading and shaping.
6. OWNER and DEVELOPER: Guy A. & Mabel C. Crab, 3313 Bexley Court 47711
7. ENGINEER and SURVEYOR: Sam Biggerstaff, 1270 Maxwell 47711