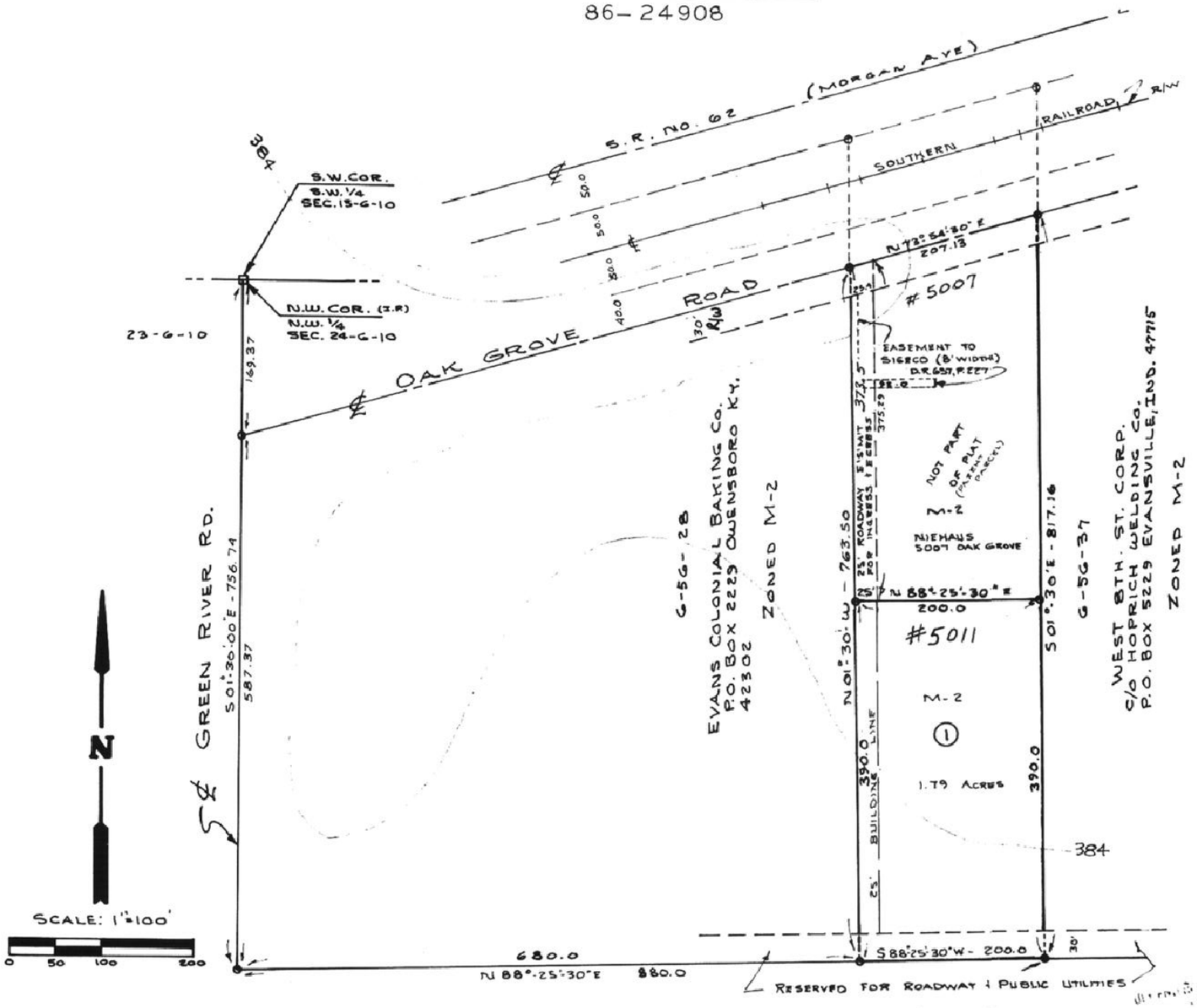
N.I.S.C.O SUB.

86-24908



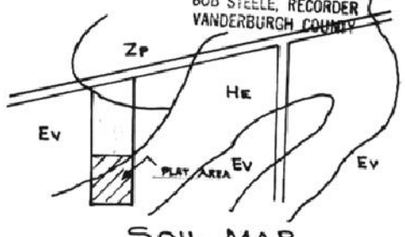
G-5G-25
LILLIAN HASSLER HIRSCH & JOAN MUNKHS, 721 WELLINGTON CT. BLOOMINGTON, IND. 47401

N-48

RECEIVED FOR RECORD
at 1:41 P.M.
September 30 1986
Plat Book N
Page 48
BOB STEELE, RECORDER
VANDERBURGH COUNTY



LOCATION MAP
NO SCALE



SOIL MAP
NO. SCALE

NOTES: These notes are required by the Area Plan Commission

1. UTILITIES: All utilities are available (City Water, Gas Electric and Sewer) at or near the site.
2. ZONING: The zoning for the proposed site and adjoining property owners is as shown per plat.
3. FLOOD: According to F.I.R.M. Panel 50 of 100m dated March 19, 1982, for Vanderburgh County, Indiana, this site lies outside the 100 year flood plain.
4. SOIL TYPE: According to the Soil Survey of Vanderburgh County, Indiana, the soil types are: Ev (Evansville Silt Loam) 0 to 2 percent slopes, slow run-off; and He (Henshaw Silt Loam) 0 to 2 percent slopes, slow run-off.
5. EROSION CONTROL: The soil 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 of soils and must remain in place until final grading and shaping.
6. OWNERS and DEVELOPER: Ray Niehaus, 5007 Oak Grove Rd. 47715
7. ENGINEER and SURVEYOR: Sam Biggerstaff 1270 Maxwell 41177

Part of the Northwest Quarter of Section Twenty-four (24), Township Six (6) South, Range Ten (10) West in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point located by commencing at the Northwest corner of said quarter section; thence South 01 degree 30 minutes East along the West line of said quarter section 756.74 feet; thence North 88 degrees 25 minutes 30 seconds East for 680.0 feet to the place of beginning: from said place of beginning North 01 degree 30 minutes West for 390.0 feet; thence North 88 degrees 25 minutes 30 seconds East for 200.0 feet; thence South 01 degree 30 minutes East for 390.0 feet; thence South 88 degrees 25 minutes 30 seconds West for 200.0 feet to the place of beginning.

Also a Twenty-five (25) foot, private roadway easement for ingress and egress to the above described real estate is provided, being more particularly described as follows:

Part of the Northwest Quarter of Section Twenty-four (24), Township Six (6) South, Range Ten (10) West in Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point located by commencing at the Northwest corner of said quarter section; thence South 01 degree 30 minutes East along the West line of said quarter section 756.74 feet; thence North 88 degrees 25 minutes 30 seconds East for 680.0 feet; thence North 01 degree 30 minutes West for 390.0 feet to the place of beginning; thence continue North 01 degree 30 minutes West for 373.50 feet to the centerline of Oak Grove Road; thence North 73 degrees 54 minutes 30 seconds East along the centerline of said road for 25.4 feet; thence South 01 degree 30 minutes East for 375.29 feet; thence South 88 degrees 25 minutes 30 seconds West for 25.0 feet to the place of beginning.

OWNER'S CERTIFICATE

I, 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

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.

THE CITIZENS NATIONAL BANK of Evansville

BY _____ Assistant Vice President and Trust Officer

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Vanderburgh 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 12th day of September, 1986.

My commission expires: 7-21-89

Notary public

Judy A. Frank
Printed

Resident of Vanderburgh

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.

September 26th 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 29, 1986.

[redacted] President

Executive Director

Plat Release September 29, 1986

Executive Director