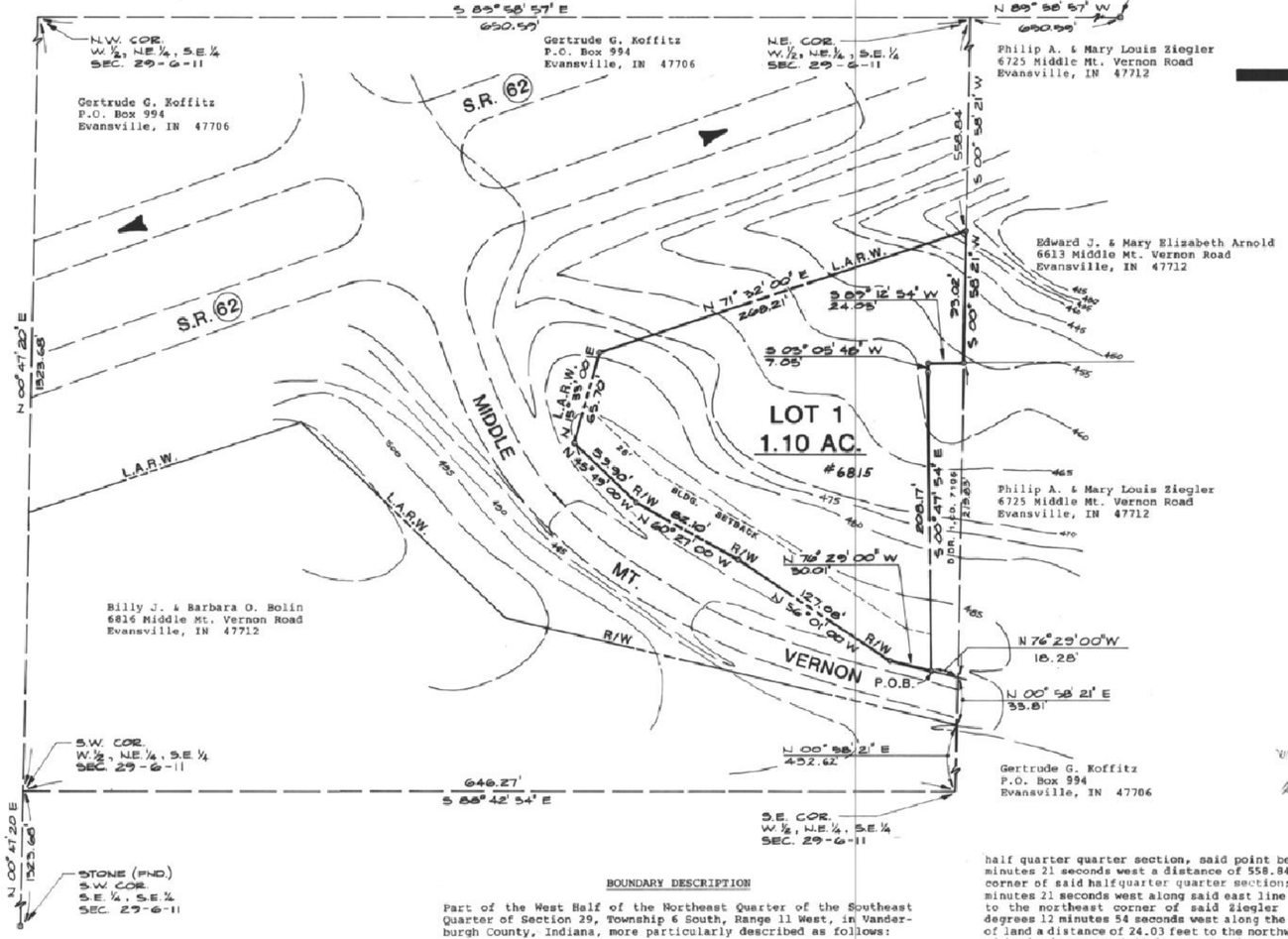
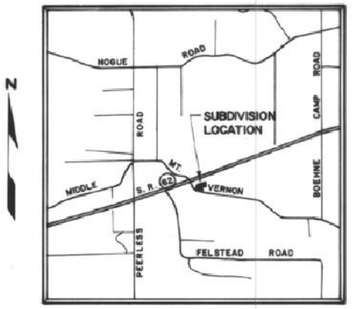
CARDIN MINOR SUBDIVISION

86-28757



SCALE : 1" = 50'



LOCATION MAP
SCALE : 1" = 2000'

GENERAL NOTES

Flood Plain Data: None of the parcel is within the 100 year flood zone, per Flood Insurance Rate Map 180256 0100 B revised March 19, 1982.

Zoning: The parcel and all adjacent property is currently zoned "A" (agricultural).

Utilities: Electricity and telephone are available at the site.

Soils: Alford silt loam, 2 to 6% slopes (ALB2); Wellston silt loam, 25 to 50% slopes (WeF)
Source - 1975 U.S.D.A. Soil Conservation Service - Soil Survey of Vanderburgh County, Indiana - Sheet No. 25.

Temporary Erosion Control:

Slopes of 0%-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 soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall have straw bales and/or erosion control blanket in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Drainage: Drainage is currently accomplished by roadside ditches and swales.

Water: Well water

Sewage: Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.

RECEIVED FOR RECORD
8:38 A.M.
NOVEMBER 13 1986
Plat Book N
Page 58
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-58

BOUNDARY DESCRIPTION

Part of the West Half of the Northeast Quarter of the Southeast Quarter of Section 29, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone (found) at the southwest corner of the Southeast Quarter of the Southeast Quarter of Section 29, Township 6 South, Range 11 West; thence north 00 degrees 47 minutes 20 seconds east (assumed bearing) along the west line of said quarter quarter section a distance of 1328.68 feet to the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 29; thence south 88 degrees 42 minutes 34 seconds east along the south line of said quarter quarter section a distance of 646.27 feet to the southeast corner of the West Half of said quarter quarter section; thence north 00 degrees 58 minutes 21 seconds east along the east line of said half quarter quarter section a distance of 466.43 feet to the southeast corner of a tract of land conveyed to Philip A. Ziegler and Mary Louise Ziegler by Warranty Deed recorded in Deed Drawer 1, card 7105 in the office of the Recorder of Vanderburgh County, Indiana; thence north 76 degrees 29 minutes 00 seconds west along the south line of said tract of land a distance of 18.28 feet to the southwest corner of said tract of land, said point being the true point of beginning; thence continuing north 76 degrees 29 minutes 00 seconds west a distance of 30.01 feet; thence north 56 degrees 01 minutes 00 seconds west a distance of 127.08 feet; thence north 60 degrees 27 minutes 00 seconds west a distance of 82.10 feet; thence north 45 degrees 49 minutes 00 seconds west a distance of 59.90 feet; thence north 15 degrees 33 minutes 00 seconds east a distance of 65.70 feet; thence north 71 degrees 32 minutes 00 seconds east a distance of 268.21 feet to a point on the east line of said half quarter quarter section, said point being south 00 degrees 58 minutes 21 seconds west a distance of 558.84 feet from the northeast corner of said halfquarter quarter section; thence south 00 degrees 58 minutes 21 seconds west along said east line a distance of 93.02 feet to the northeast corner of said Ziegler tract; thence south 89 degrees 12 minutes 54 seconds west along the north line of said tract of land a distance of 24.03 feet to the northwest corner of said tract of land; thence south 03 degrees 05 minutes 48 seconds west along the west line of said tract of land a distance of 7.05 feet; thence south 00 degrees 47 minutes 54 seconds east along said west line a distance of 208.17 feet to the point of beginning, containing 1.10 acres.

SURVEYOR'S CERTIFICATION

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana, and that this plat was prepared from data collected from an on the ground survey and from record descriptions. The information hereon is true and correct to the best of my knowledge and belief according to information available to me.

Witness my hand and seal.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629
October 27, 1986

"KEY ENTERED FOR TAXATION
NOV 13 1986 6979
Alice VanBuskirk AUDITOR

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat said real estate as shown and designate the same as CARDIN MINOR SUBDIVISION .

Larry Wayne Cardin
Larry Wayne Cardin

Kelly A. Cardin
Kelly A. Cardin

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 12th day of November, 1986.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public

Terry A. Campbell
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Chapter 138 - Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an Ordinance adopted by the Common Council of the City of Evansville, and an Ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on NOVEMBER 13, 1986 .

President

Plat Release Date NOVEMBER 13, 1986

Director

Director

86-1314-4