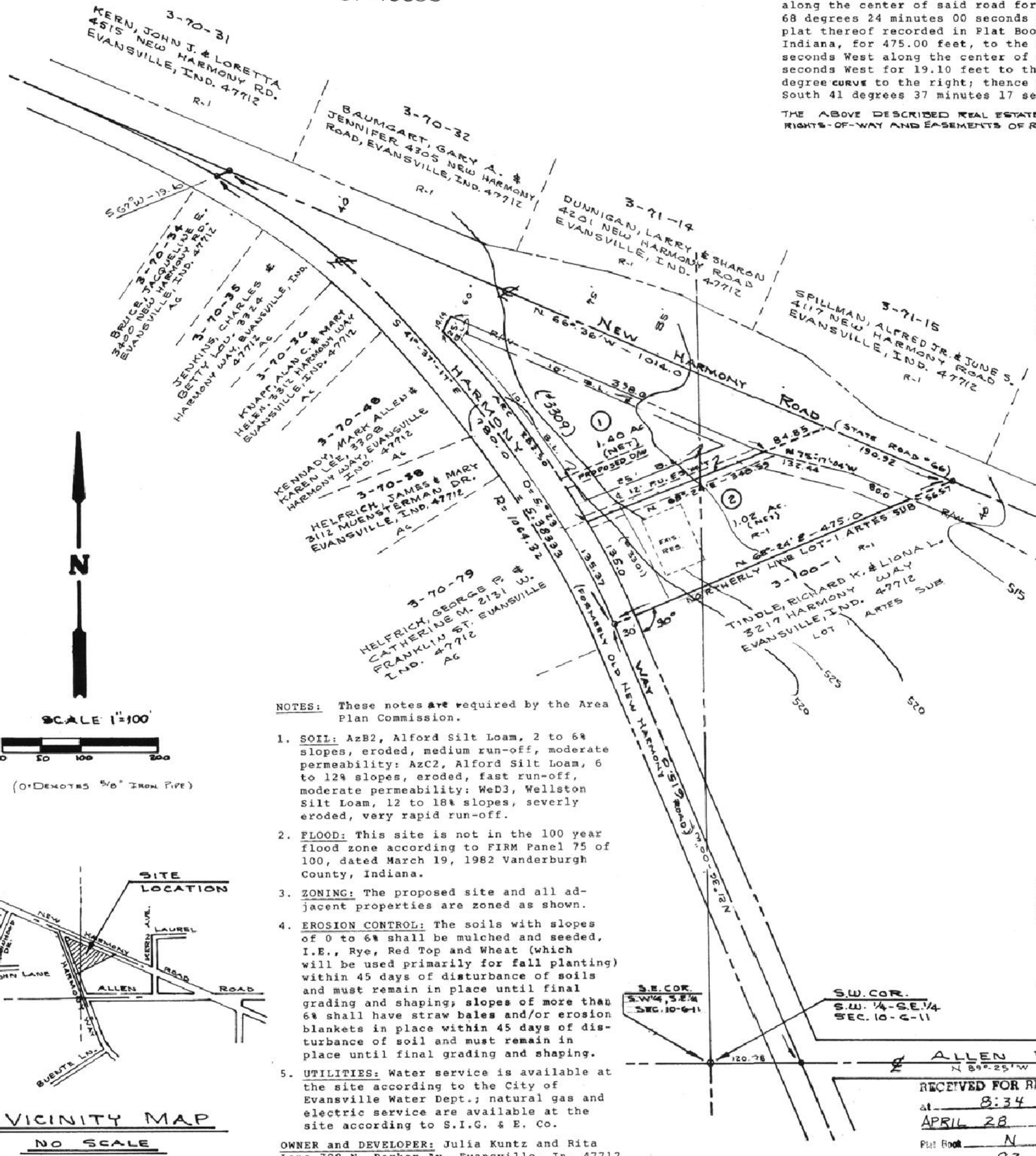
LONG-ACRES

87-10833

Part of the South Half of Section Ten (10), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of the Harmony WAY which is located by commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter of said Section 10; thence South 89 degrees 25 minutes 00 seconds East along the South line of said quarter quarter section for 120.78 feet, to the center of the HARMONY WAY, thence North 21 degrees 36 minutes 00 seconds West along the center of said road for 615.00 feet to the aforementioned place of beginning; thence North 68 degrees 24 minutes 00 seconds East along the Northerly line of Lot 1 in Artes Subdivision, as per plat thereof recorded in Plat Book "H" page 208 in the office of the Recorder of Vanderburgh County, Indiana, for 475.00 feet, to the center of NEW HARMONY ROAD; thence North 66 degrees 36 minutes 00 seconds West along the center of said road for 1014.00 feet; thence South 67 degrees 00 minutes 00 seconds West for 19.10 feet to the center of the HARMONY WAY, also being a point on a 5.3833 degree CURVE to the right; thence along the arc of said curve for 780.00 feet, subtended by a chord of South 41 degrees 37 minutes 17 seconds East for 762.63 feet to the place of beginning.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.



SCALE 1"=100'

0 50 100 200

(O-DENOTES 5/8" IRON PIPE)

VICINITY MAP

NO SCALE

NOTES: These notes are required by the Area Plan Commission.

1. SOIL: AzB2, Alford Silt Loam, 2 to 6% slopes, eroded, medium run-off, moderate permeability: AzC2, Alford Silt Loam, 6 to 12% slopes, eroded, fast run-off, moderate permeability: WeD3, Wellston Silt Loam, 12 to 18% slopes, severly eroded, very rapid run-off.
2. FLOOD: This site is not in the 100 year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 Vanderburgh County, Indiana.
3. ZONING: The proposed site and all adjacent properties are zoned as shown.
4. 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 of soils and must remain in place until final grading and shaping; slopes of more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
5. UTILITIES: Water service is available at the site according to the City of Evansville Water Dept.; natural gas and electric service are available at the site according to S.I.G. & E. Co.

OWNER and DEVELOPER: Julia Kuntz and Rita Long 708 N. Barker Av. Evansville, In. 47712

ENGINEER-SURVEYOR: Sam Biggerstaff, 1270 Maxwell Av. Evansville, In. 47711

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

LONG-ACRES

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 this 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.

Julia Kuntz
JULIA KUNTZ

Rita Long
RITA LONG

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 20 day of April, 1987.

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
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.

April 20 1987
Date

Sam Biggerstaff
Sam Biggerstaff LS
Indiana Reg. No. 9838

SAM BIGGERSTAFF
REGISTERED
NO. 9838
STATE OF INDIANA
LAND SURVEYOR

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 APRIL 28, 1987.

President

Barbara L. Cunningham
Executive Director

Plat Release APRIL 28, 1987

Barbara L. Cunningham
Executive Director

RECEIVED FOR RECORD
at 8:34 A.M.
APRIL 28 1987
Plat Book N
Page 83
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
APR 28 1987 3360
AUDITOR

N-83