OGLESBY ESTATES SUBDIVISION

SECTION "A"

87-21190

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 24, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section; thence along the North line thereof:

1st: North 89° 35' 30" East 123.55 feet; thence

2nd: South 00° 18' 40" West 942.91 feet to a point in the centerline of Orchard Road; thence along said centerline for the following three courses:

3rd: North 42° 21' 28" West 39.04 feet; thence

4th: North 45° 27' 35" West 362.41 feet; thence

5th: North 49° 37' 31" West 32.02 feet; thence

6th: North 9° 17' 52" West 651.47 feet to a point on the North line of the Northeast Quarter of the Southwest Quarter of said Section; thence along the North line thereof:

7th: South 89° 05' 37" East 295.87 feet to the point of beginning, containing 6.42 Acres, more or less.

N

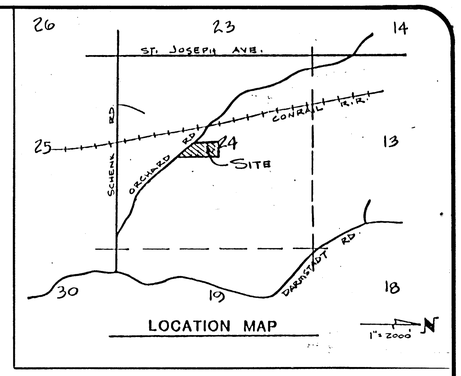
IN. 0 1 2

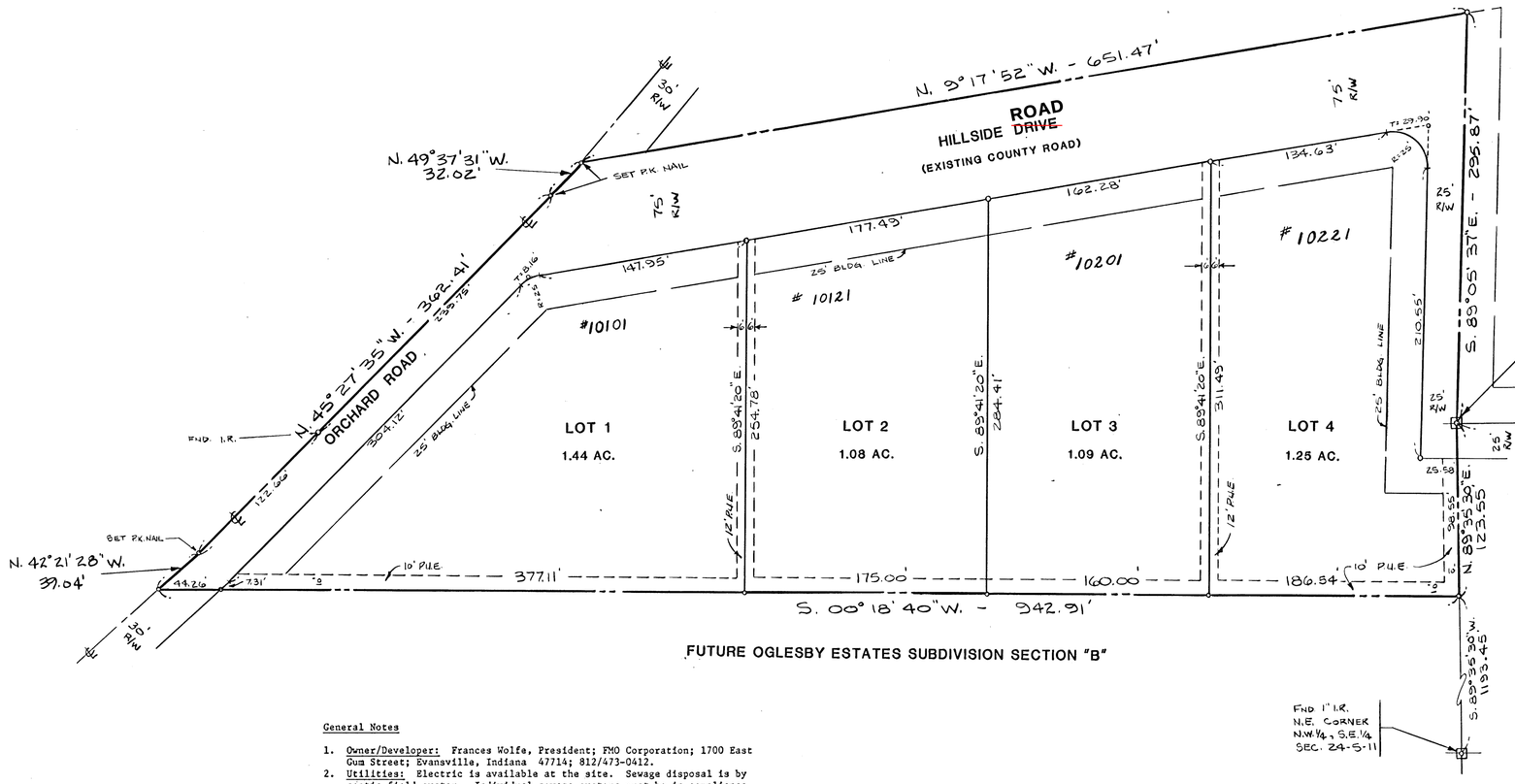
FT. 0 5 10 25 50 100

SCALE: 1" = 50'

DATE: AUGUST 25, 1987

O - SET ½" I.R. UNLESS OTHERWISE NOTED.





FUTURE OGLESBY ESTATES SUBDIVISION SECTION "B"

General Notes

1. Owner/Developer: Frances Wolfe, President; FMO Corporation; 1700 East Gum Street; Evansville, Indiana 47714; 812/473-0412.
2. Utilities: Electric is available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.
3. Erosion Control: Slopes 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 blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: All surrounding property and subdivision are zoned Ag.
5. Flood Plain Data: Property is partially located within a 100-year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana. No buildable areas are within the 100-year flood zone as per Vanderburgh County Building Commissioner.
6. All driveways must access on interior street.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

Frances Wolf
FRANCES WOLF - PRESIDENT
FMO CORP.

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 27th day of August, 1987

My Commission expires 1-18-91 Mary O Lohring Notary Public

Mary A Lohring Printed Name

A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under 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. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MARCH 5, 1986

President

Secretary Barbara L. Cunningham

Plat Release-County Auditors Certificate Date Received. AUGUST 31, 1987

SURVEYOR'S CERTIFICATE

I, Edward J. Bottomley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on JULY 31, 1987 ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Edward J Bottomley
Edward J. Bottomley
Indiana Reg. No. 9848

EDWARD J. BOTTOMLEY REGISTERED NO. 9848 STATE OF INDIANA LAND SURVEYOR

Storm drainage plans have been approved by Vanderburgh County Drainage Board on JANUARY 27, 1986.

RECEIVED FOR RECORD
at 10:03 A.M.
AUGUST 31 1987
Plat Book N
Page 111
JAMES A. STEELE, RECORDER
VANDERBURGH COUNTY, IND.

N-111

DULY ENTERED FOR TAXATION
AUG 31 1987 5860
Jon Humphrey
AUDITOR

ACCU
SURVEYING AND ENGINEERING
8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-5219