

RECEIVED FOR RECORD
2:33 P.M.
OCTOBER 29 1987
Plat Book N
Page 116
BOB STEELE, RECORDER
VANDERBURGH

FAWN TRAIL

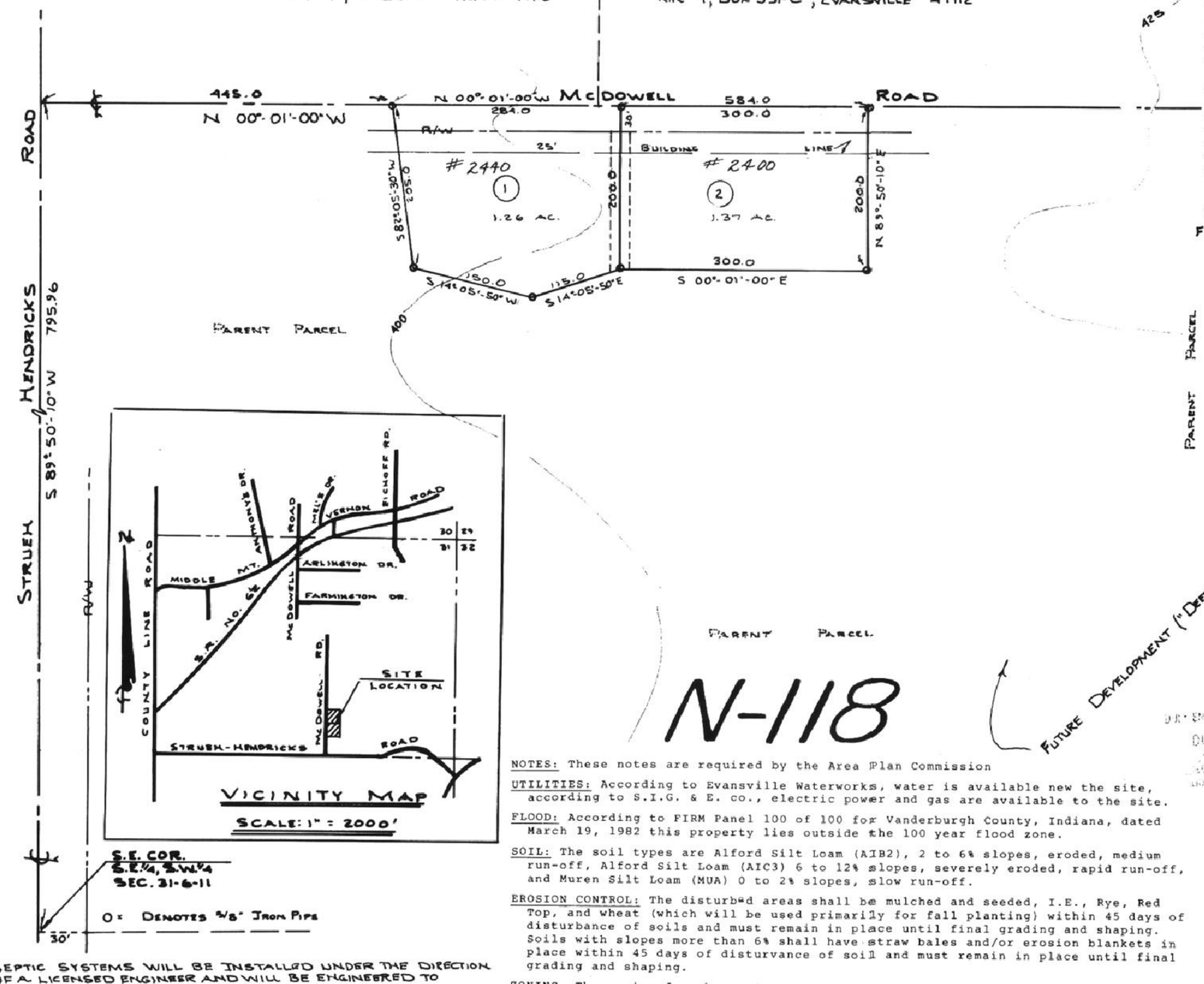
87-25674

A subdivision of Part of the Southwest Quarter of Section Thirty-one (31), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

BEGINNING AT A POINT WHICH IS LOCATED BY COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; FROM SAID SOUTHEAST CORNER; THENCE SOUTH 89 DEGREES, 50 MINUTES, 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION (ALSO BEING THE CENTER OF STRUEH-HENDRICKS ROAD) FOR 795.96 FEET; THENCE NORTH 00 DEGREES, 01 MINUTES WEST ALONG McDOWELL ROAD FOR 445.0 FEET TO THE AFOREMENTIONED PLACE OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 01 MINUTES WEST ALONG SAID ROAD FOR 584.0 FEET; THENCE NORTH 89 DEGREES, 50 MINUTES, 10 SECONDS EAST FOR 200.0 FEET; THENCE SOUTH 00 DEGREES, 01 MINUTES EAST FOR 300.0 FEET; THENCE SOUTH 14 DEGREES, 05 MINUTES, 50 SECONDS EAST FOR 115.0 FEET; THENCE SOUTH 14 DEGREES, 05 MINUTES, 50 SECONDS WEST FOR 150.0 FEET; THENCE SOUTH 82 DEGREES, 05 MINUTES, 30 SECONDS WEST FOR 205.0 FEET TO THE PLACE OF BEGINNING.

T-102-A7
KNOX, HERSHEL M. & PAULINE
R.R. # 1, McDOWELL ROAD 47712

T-102-B3
BLANKENSHIP, SAMMY C. & SHIRLEY E.
R.R. # 1, BOX 351-C, EVANSVILLE 47712



PARENT PARCEL

N-118

FUTURE DEVELOPMENT ("DEER RUN")

* SEPTIC SYSTEMS WILL BE INSTALLED UNDER THE DIRECTION OF A LICENSED ENGINEER AND WILL BE ENGINEERED TO CONFORM WITH STATE BOARD OF HEALTH REGULATIONS 410 IAC 6-8.1

NOTES: These notes are required by the Area Plan Commission

UTILITIES: According to Evansville Waterworks, water is available new the site, according to S.I.G. & E. co., electric power and gas are available to the site.

FLOOD: According to FIRM Panel 100 of 100 for Vanderburgh County, Indiana, dated March 19, 1982 this property lies outside the 100 year flood zone.

SOIL: The soil types are Alford Silt Loam (AIB2), 2 to 6% slopes, eroded, medium run-off, Alford Silt Loam (AIC3) 6 to 12% slopes, severely eroded, rapid run-off, and Muren Silt Loam (MUA) 0 to 2% slopes, slow run-off.

EROSION CONTROL: The disturbed areas 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. Soils with slopes more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturvance of soil and must remain in place until final grading and shaping.

ZONING: The zoning for the subject property, as well as all adjoinging properties is Agricultural.

OWNER and DEVELOPER: Frank Schaefer, 2329 Beech Dr., Evansville, In. 47714
ENGINEER and SURVEYOR: Sam Biggerstaff, 1270 Maxwell Av., Evansville, In. 47711

OWNERS CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat the same and designate it as FAWN TRAIL. The road shown hereon designated as Mc DOWELL ROAD is hereby declared as as Easement for the common use of the owners of the abutting lots, their assigns, their tenants, and guests thereof, and also for the use of all Governmental Agencies or assigns for rendering of any Governmental services (including but not limited to, Fire and Police protection). This and other easements shown hereon are for the use of the various Public Utility services (including but not limited to water, sewer, electric, gas, telephone and cable television service) for the installation, maintenance or removal of underground or overhead lines, poles, mains, and ducts, subject at all times to the proper authorities. Building lines are established as shown on this plat, and between these lines and the street easement lines, there shall not be erected or maintained any public structure. Owners shall take title to these lots subject to the rights of the public utilities in the easements shown hereon.

Frank Schaefer — Laura Schaefer

FRANK SCHAEFER — LAURA SCHAEFER

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public for 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 voluntary act and deed.

WITNESS my hand and seal this 26 day of October, 1987.

My County of residence is: Vanderburgh

Linda L. Henriksen
Notary Public

My Commission Expires: Sept. 12, 1989

LINDA L. HENRIKSEN
Printed

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

DULY ENTERED FOR TAXATION
OCT 29 1987 6984
AUDITOR

Sam Biggerstaff, L.S.
Indiana Reg. No. 9838

Date: Oct 26, 1987

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 given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, at a meeting held on OCTOBER 29, 1987.

President — Executive Director

PLAT RELEASE

October 29, 1987
Date

Executive Director

See for declaration of vacating see misc. dr. 3 ed 4750 Instr. 90-22889 Date 11-15-90 Attest: BOB STEELE RECORDER VANDERBURGH CO. Rec'd by [illegible]