PACE PLACE

88-00409

OWNERS CERTIFICATE

We the undersigned owners of the real estate shown hereon do hereby plat the same and designate real estate as PACE PLACE. The 20.0' ft. easement north of Jordan lane is reserved only for the Rights of PRIMARY INGRESS/ EGRESS And utility service to Lot 1 of PACE PLACE the 20' ft. described as " A 20.00' FT DRIVEWAY EASEMENT, BEING A PART OF LOT 3 OF THE REPLAT OF LOTS 2 AND 3 IN GAMBLE SUBDIVISION as per the recorded Plat thereof , recorded in PLAT BOOK "N", PAGE 79 in the Office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows: COMMENCING at the Southeast corner of said Lot 3 at a point on the Jordan lane cul-de-sac, THENCE, North 24° 33' 18" East a distance of 79.52' FT to a 5/8" IP as set this survey, THENCE North 09° 29' 27" West a distance of 77.83'ft. to a 5/8" IP as set on the North line of LOT 3, THENCE North 88° 46'08" West along the North Line of LOT 3 A distance of 30.33' FT , THENCE South 09° 29' 27" East a distance of 75.47' F. , THENCE South 24° 33'18" West , a distance of 7 4.12' FT. to a point on the North Right of Way Line of the JORDAN LANE cul de sac, THENCE Southeasterly along said cul de sac , said cul de sac being a curve and being concave to theSouthwest and subtended by a long chord having a bearing of South 68° 03' 35" East with a length of 20.02' FT to THE PLACE OF BEGINNING, Containing 0.070 ACRES MORE OR LESS

SHALL NOT SERVE AS ACCESS TO ANY OTHER PARCEL/ LOT

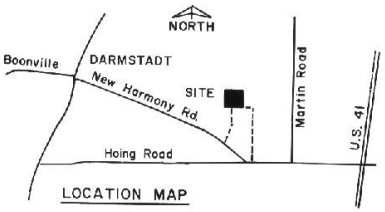
SHIRLEY J. PACE GARY PACE

2413 S. GREEN RIVER ROAD APT 903
EVANSVILLE, INDIANA 47715

RECEIVED FOR RECORD
AT 10:50 A.M.
JAN 8 1988
Plat book N
Page 130
BOB KIRKLEE RECORDER
VANDERBURGH COUNTY

NORTH 1"=100'

0 50 100 200



LOCATION MAP

Fred W. & Betty Jane Stocker
R.R.5, Martin Road
Evansville, IN 47711

John B. & Sarah F. Butts
R.R. 5, Martin Road
Evansville, IN 47711

SET 5/8" IP — S 88°46'08" E 467.02' — SET 5/8" IP

467.02' (W) — 467.02' (E)

440 445 450 455 460

LOT 1
5.000 Acres

N 4°14'29" E — S 4°14'29" W

225.0'
P.U.E.
10'
435
S 04°44'47" W 60.00'
#13,000

25' BUILDING LINE

SET 5/8" IP — 120.98' — FND 5/8" PIPE — 346.04' — SET 5/8" IP — N 88°46'08" W 157.61' — FND 5/8" PIPE

SET 5/8" IP — N 88° 46' 08" W 467.02'

Robert L. & Linda Dillon
12949 Jordan Lane
Evansville, IN 47711

Stephen W. & Verna J. Luigs
413 Tremont Road
Evansville, IN 47710

3

20' DRIVE EASEMENT AND PUBLIC UTILITY ESMT.

25.00' 13.95' 134.1' 75.32' 0.27' 26.02'

4

25

JORDAN LANE

N 1°10'20" E 271.15'

Replat of Lots 2 & 3 in Gamble Subdivision, plat book N, page 79

Gamble Subdivision plat book M, page 51

1" Brass Pin
SE Corner
SE Quarter
Sec. 7-5-10

Boonville-
New Harmony Rd.

40.06'

40'

P.K. nail in base of 24" Oak Tree

I.P.

CORNER REFERENCE
No Scale

Boonville-
New Harmony Road

1" Brass Pin
SE Corner
SE Quarter
Sec. 7-5-10

WEST 504.20'
(Basis of Bearing)

DULY ENTERED FOR TAXATION
JAN 8 1988
103
AUDITOR

GENERAL NOTES

FLOOD PLAIN DATA: No part of this proposed subdivision is within the 100 year flood zone per Flood Insurance Rate Map 180256 0075 B, Dated March 19, 1982.

ZONING: The proposed subdivision and all adjacent property is currently zoned Ag.

UTILITIES: Electricity is available at the site. Water is by private well. Sewage disposal is by septic field system. Individual sewage system must be in compliance with HSE-25 and must have certified engineered system approved by the Health Department.

SOILS: Hosmer silt loam (HoB2) & Zanesville silt loam (ZaC3) (Source: 1976 U.S.D.A. Soil Conservation Service - Soil Survey of Vanderburgh County, Indiana - Sheet No. 11.

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.

DEVELOPER: Robert L. Dillon
12949 Jordan Lane
Evansville, IN 47711

N-130

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 7, T5S, R10W, in Vanderburgh County, IN being more particularly described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section at a 1" Brass Pin, Thence West (basis of bearing) along the South Line thereof and Boonville-New Harmony Road a distance of 504.20' to the Southeast Corner of Gamble Subdivision as per recorded plat thereof, recorded in plat book M, page 51, in the office of the Recorder of Vanderburgh County, Indiana, Thence N 1°10'20"E along the East Line of said Subdivision a distance of 127.15 ft to a 5/8" pipe as found this survey at Northeast Corner of said Subdivision, Thence N 88°46'08"W along the North Line of said Subdivision a distance of 157.61 ft. to a 5/8" Iron Pin as set this survey, the PLACE OF BEGINNING, Thence continuing N 88°46'08"W a distance of 467.02 ft. to a 5/8" Iron Pin as set this survey, Thence N4°14'29"E a distance of 467.02'ft. to a 5/8"Iron Pin as set this survey, Thence S 88°46'08"E a distance of 467.02 ft., Thence S 4°14'29"W a distance of 467.02'ft. to the PLACE OF BEGINING, containing 5.000 Acres more or less.

Subject to any easements and/or restrictions of record.

NOTARY CERTIFICATE

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 of the real estate shown and described hereon and acknowledge the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 2 day of December, 1987

My Commission expires: October 13, 1990

Notary Public

Printed Name

Notary resides in Vand. County, Indiana

SURVEYOR'S CERTIFICATE

I, Michael F. Feldbusch, 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 correctly represents a true and accurate survey completed by me on November 25, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

MICHAEL F. FELDBUSCH
REGISTERED
No. S0459
STATE OF INDIANA
LAND SURVEYOR

MICHAEL F. FELDBUSCH, LS
INDIANA REG. No. S0459

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana and by an Ordinance adopted by the City of Evansville, and the county of Vanderburgh, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY.

President — Executive Director

JANUARY 8, 1988
PLAT RELEASE:

Executive Director