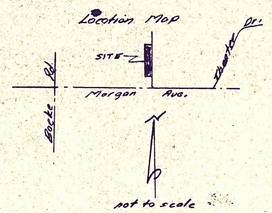
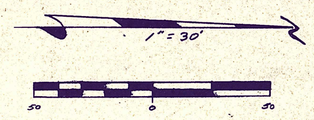
Morgan Estate

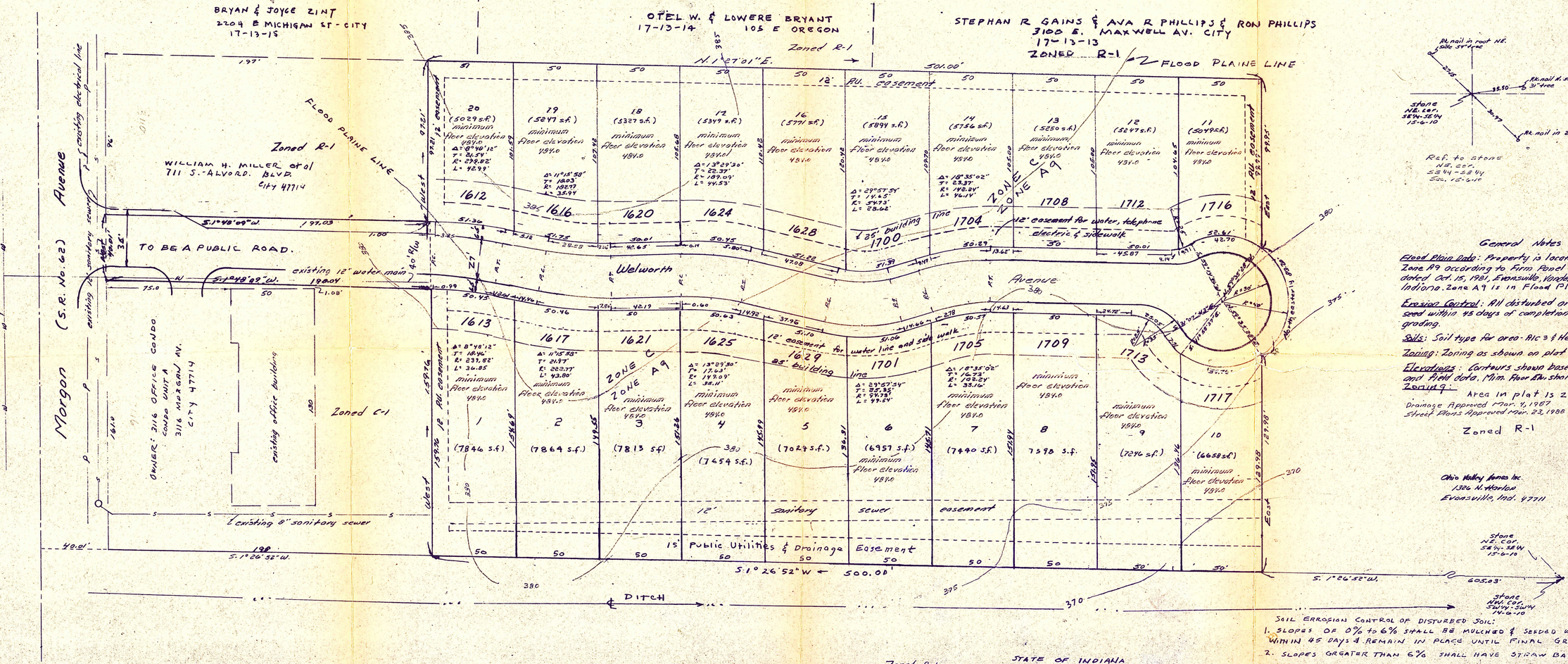
Legal Description

A Subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 15, Township 6 South, Range 10 West lying in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point on the East line of said quarter quarter section which lies S. 1°26'52"W. a distance of 605.03 feet from the Northeast corner of said quarter quarter section, thence continue S. 1°26'52"W. along the East line of said quarter quarter section for a distance of 500.00 feet, thence West and parallel with the South line of said quarter quarter section for a distance of 159.76 feet, thence S. 1°48'09"W. for a distance of 198.04 feet to a point on the North right-of-way of Morgan Avenue, thence West along the North right-of-way of Morgan Avenue and parallel with the South line of said quarter quarter section for a distance of 40.01 feet, thence N. 1°48'09"E. for a distance of 197.03 feet, thence West and parallel with the South line of said quarter quarter section for a distance of 97.21 feet, thence N. 1°27'01"E. for a distance of 501.00 feet, thence East and parallel with the South line of said quarter quarter section for a distance of 99.95 feet to a point on the arc of a curve having a radius of 40.00 feet, thence Northeasterly along the arc of said curve and thru a central angle of 119°10'56" for a distance of 83.20 feet to the end of said curve, thence East and parallel with the South line of said quarter quarter section for a distance of 129.98 feet to the place of beginning.







General Notes

Flood Plain Data: Property is located in Zone C and Zone A9 according to Firm Panel 180 257-0005 B dated Oct. 15, 1981, Evansville, Vanderburgh County, Indiana. Zone A9 is in Flood Plaine, ZONE C IS OUT

Erosion Control: All disturbed areas to be mulch seed within 45 days of completion of cut and fill grading.

Soils: Soil type for area - Bic 3 & He (Milford & Henshaw)

Zoning: Zoning as shown on plat

Elevations: Contours shown based on USGS maps and Field data. Min. Floor Elv. shall be 384.00

Zoning: Area in plat is Zoned R-3

Drainage Approved Mar. 4, 1987
Street Plans Approved Mar. 23, 1988

Zoned R-1

Ohio Valley Homes Inc.
1326 N. Morton
Evansville, Ind. 47711

Soil Errosion Control of Disturbed Soil:

1. Slopes of 0% to 6% shall be mulched & seeded with wheat/red top within 45 days & remain in place until final grading.
2. Slopes greater than 6% shall have straw bales within 45 days and must remain in place until final grading

Owners Certificate

We the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Primary of Morgan Estate. Building lines are established as shown on the plat and between those lines and the street right of way there shall not be erected or maintained any buildings or structure. Strips of land shown on this plat and marked as "easement" are reserved for the installation, maintenance and repair of water, gas, sewer, telephone and electric poles, lines and wires or any other types of utilities and subject at all times to the proper authorities and no structures shall be erected or maintained on said strips of land. Strips of land marked for right-of-way is for public use. All streets shown in this plat are hereby dedicated to the public.

Ohio Valley Insurance Co.
President

William H. Miller
Ohio Valley Insurance Co.
Secretary

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 the foregoing plat with the dedications and restrictions thereon, express to be there voluntary act and deed for the uses and purposes therein set forth

Witness my hand and seal this 30th day of September, 1987

My Commission Expires
June 23 1990

Barry L. Standley
Notary Public

Barry L. Standley
(Typed or printed name)

Notary resides in VANDERBURGH County, Indiana

Zoned R-1

STATE OF INDIANA
Evansville Psychiatric Childrens Center
3300 Morgan Ave.
Evansville, Indiana 47711

Area Plan Commission Certificate

Under the authority provided by Chapter 138, Act. 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 MARCH 4, 1987

Clifford H. Bowers, Jr.
President

Barbara R. Cunningham
Director

Plat Release MARCH 25, 1988
date

Barbara R. Cunningham
Director

Surveyors Certificate

I, Elmo D. Dockery, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on 19__, and that the monuments shown hereon actually exist and that their locations are materially are accurately shown

Witness my hand and seal this 24 day of JAN 1987

Elmo D. Dockery
Elmo D. Dockery L.S.
Ind. Reg. No. 9920

STATE OF INDIANA
ELMO D. DOCKERY
LICENSED
LAND SURVEYOR
No. 9920

N-136

APC
4-12