88-14954

Mullen Estate
Sec. A Part 2

A Subdivision of part of the West Half of the Northeast Quarter of Section 3, Township 6 South, Range 10 West, lying in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point which is located by commencing at the Southwest corner of said half quarter section; thence North along the west line of said half quarter section for 536.00 feet, thence N. 89°53'50" E. and parallel with the South line of said half quarter section for 660.00 feet to the aforementioned point of beginning; thence from said place of beginning continue N. 89°53'50" E. and parallel with the South line of said half quarter section for 405.00 feet, thence South and parallel with the west line of said half quarter section for 300.00 feet, thence S. 89°53'50" W. and parallel with the South line of said half quarter section for 427.58 feet, thence North and parallel with the west line of said half quarter section for 125.00 feet, thence N. 21°12'37" E. for 274.87 feet, thence North and parallel with the West line of said half quarter section for 185.00 feet to the place of beginning.

N-144

11:48 A
AUG 15 88
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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 15 1988
AUDITOR
3940

General Notes

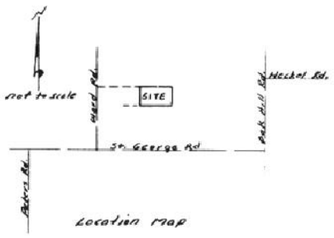
Flood Plain Data: Property is located in Zone C according to Firm Panel 180056-0065 B dated 3/19/82 Vanderburgh County, Indiana.

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

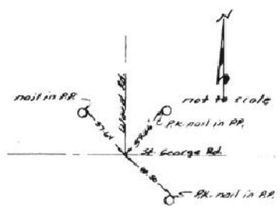
Soils: Soil type for area - HoB2 and HoC3 Hosmer, St Stendal

Zoning: Area is zoned R-1.

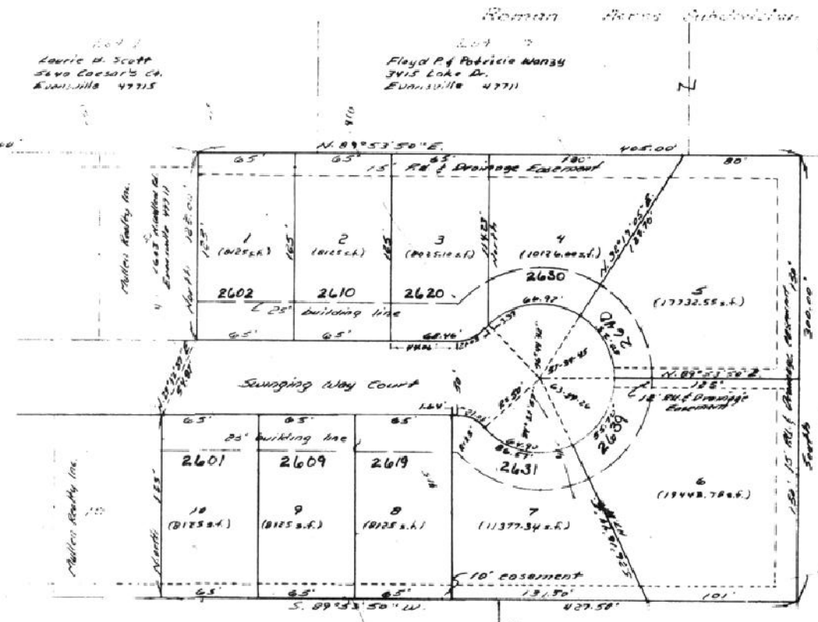
Elevations: Contours shown based on USGS map.



Location map







Storm drainage plans have been approved by Vanderburgh County Drainage Board on: Jan. 4, 1988

Preliminary road construction plans have been approved by the Vanderburgh County Commissioner: June 13, 1988

Area Plan Commission Certificate

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on June 4, 1986

Alfred L. Evans, Jr.
President

Barbara R. Cunningham
Director

Plat Release August 15, 1988
date

Paulette R. Hawkins
Director

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 Mullen's Estate Sec. A Part 2. Building lines are established as shown on this plat and between these 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 Easements 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.

William J. Mullen
Mullen Realty Inc.
President

Jacqueline J. Mullen
Mullen Realty Inc.
Secretary

5302 CUNNINGHAM CT.
EVANSVILLE, IN. 47711

Temporary Erosion Control

Slopes of 0%-4% 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.

Slope 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.

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, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of NOVEMBER, 1985

My Commission Expires
3-9-87

Notary Public

ROGER J. NELDIG
(Typed or Printed name)

Notary resides in Posey County, Indiana

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 November 26, 1985 and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 26 day of November, 1985

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

Utilities: Sewers, water, and electric are available near the site and can be extended to serve this development.

Public Drainage Easement: The individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the drainage easement.