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89-19271
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at 1:12 P
Oct. 10 89
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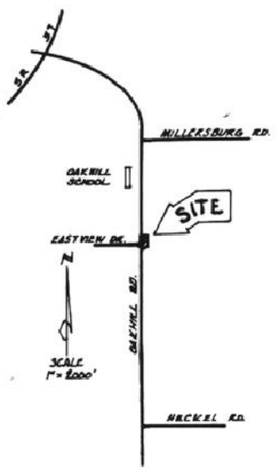
190
VANDERBURGH COUNTY

LOREN'S PLACE

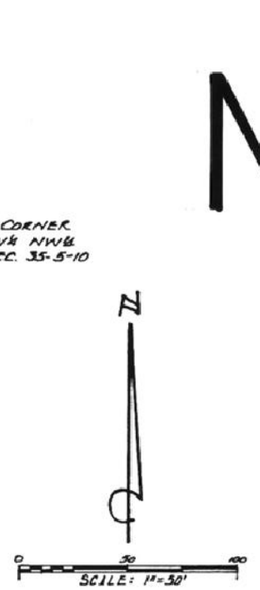
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

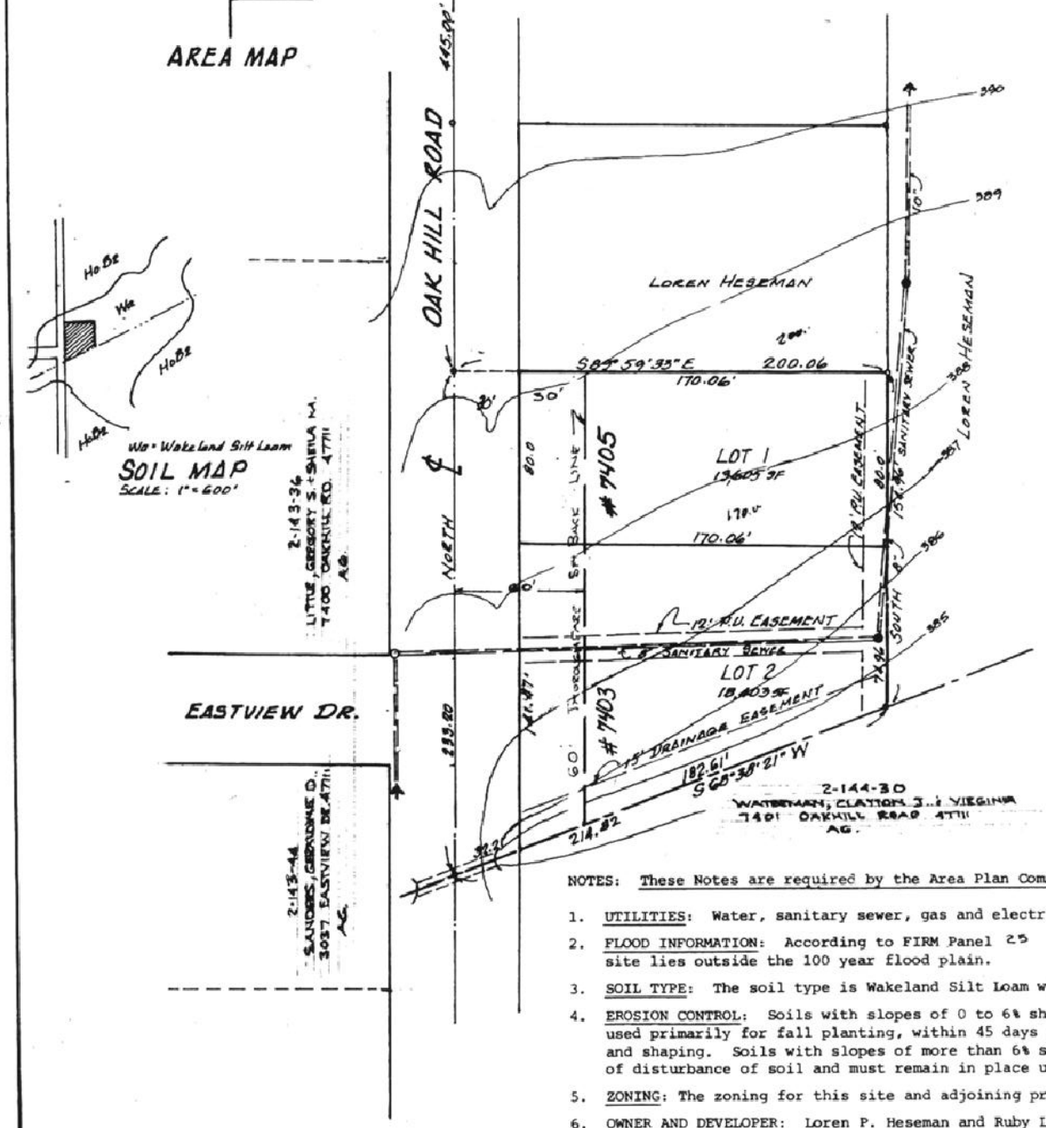
OCT 10 1989

Sam Humphrey
AUDITOR
5480



AREA MAP





DESCRIPTION

A subdivision of part of the Southwest Quarter of the Northwest Quarter of Section Thirty-five (35), Township Five (5) South, Range Ten (10) West, described as follows: Beginning at a point on the West line of said quarter, quarter Four Hundred Forty-five (445.0) feet South of the Northwest corner thereof; from said place of beginning, thence South 89 degrees, 59 minutes and 33 seconds East for Two Hundred (200.00) feet thence South and parallel to the West line of said quarter, quarter for One Hundred Fifty-four and Ninety-six Hundredths (154.96) feet to the center of a ditch; thence South 68 degrees, 38 minutes and 21 seconds West along the center of said ditch for Two Hundred Fourteen and Eighty-two Hundreths (214.82) feet to a point on the said West line; thence North along the said West line for Two Hundred Thirty-three and Twenty Hundredths (233.20) feet to the place of beginning and containing 0.891 acres more or less.

OWNER CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide the subject real estate and designate the same as Loren's Place. Building setback lines are established as shown on the plat. No buildings shall be erected or maintained between the building line and property line. Strips of land of the width shown on the plat and marked "P.U. Easement: are reserved for the use of Public Utilities for the installation of water, sewer, and gas lines and electric, telephone and cable television overhead and underground. No structures other than utility structures shall be erected or maintained on said strips of land. Drainage Easements shown on the plat shall be for drainage purposes and not structures, shrubs, trees or fences shall be erected or maintained within these easements. These easements shall be maintained as grass areas, free of debris, by the owners of the property on which they are located. Owners of lots shall take title subject to the rights of the proper authorities in said strips of land. All streets within this plat are dedicated to the public.

Loren P. Heseman
LOREN P. HESEMAN

Ruby L. Heseman
RUBY L. HESEMAN

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 OWNERS 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 11TH DAY OF SEPTEMBER 1989.

MY COMMISSION EXPIRES: Nov. 25, 1990

RESIDENT OF VANDERBURGH COUNTY.

Staci D. Fulton
NOTARY PUBLIC

STACI D. FULTON
Printed

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacte 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 Oct. , 19 .

Clifford H. Bauer, Jr.
President

Barbara J. Cunningham
Executive Director

Plat Release Oct. 9, 1989

Barbara J. Cunningham
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

NOTES: These Notes are required by the Area Plan Commission

1. UTILITIES: Water, sanitary sewer, gas and electric are located in Oak Hill Road
2. FLOOD INFORMATION: According to FIRM Panel 25 of 100, for Vanderburgh County, Indiana, dated March 19, 1989 this site lies outside the 100 year flood plain.
3. SOIL TYPE: The soil type is Wakeland Silt Loam with moderate slopes seasonable high water table.
4. EROSION CONTROL: Soils with slopes of 0 to 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 soils and must remain in place until final grading and shaping. Soils with 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.
5. ZONING: The zoning for this site and adjoining properties is Agricultural.
6. OWNER AND DEVELOPER: Loren P. Heseman and Ruby L. Heseman, 7407 Oak Hill Road, Evansville, IN.
7. SURVEYOR AND ENGINEER: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, IN 47711

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE September 11th 1989

Sam Biggerstaff
Sam Biggerstaff