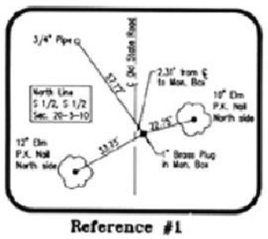
BROOKVIEW
SECTION F-1

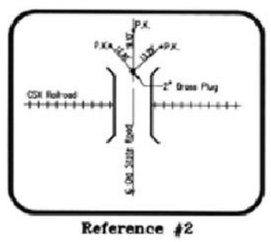
ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER
AUG 16 1991
6544
AUDITOR

0-52

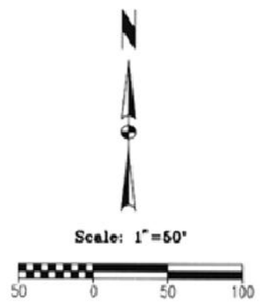
RECEIVED FOR RECORD
at 3:38 P.M.
AUG 16, 1991
Plat Book O
Pages 52
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-19015

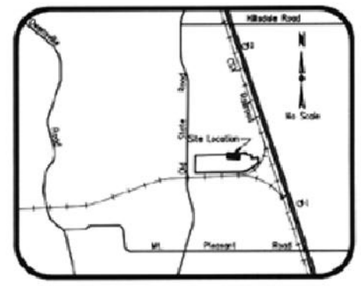


Reference #1



Reference #2





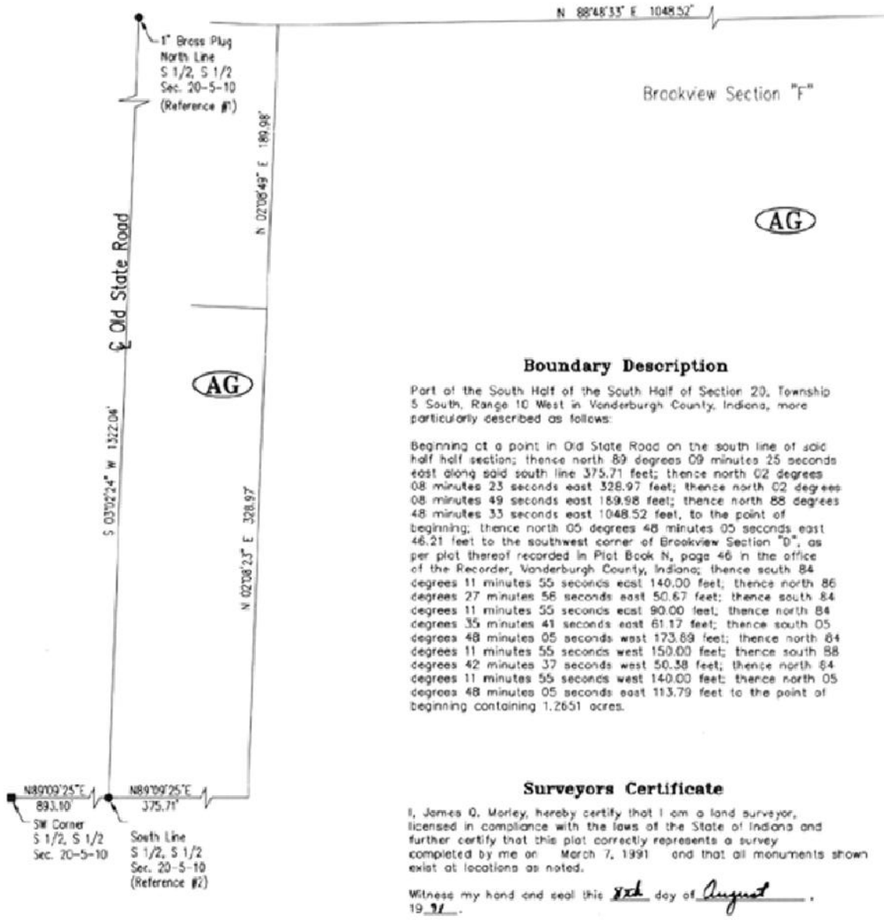
Location Map

AG

Arthur Fritz
9913 Old State Road
Evansville, IN 47711

Brookview Section "D"
Plat Book N, p.46





Boundary Description

Part of the South Half of the South Half of Section 20, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in Old State Road on the south line of said half half section; thence north 89 degrees 09 minutes 25 seconds east along said south line 375.71 feet; thence north 02 degrees 08 minutes 25 seconds east 328.97 feet; thence north 02 degrees 08 minutes 49 seconds east 189.98 feet; thence north 88 degrees 48 minutes 33 seconds east 1048.52 feet, to the point of beginning; thence north 05 degrees 48 minutes 05 seconds east 46.21 feet to the southwest corner of Brookview Section "D", as per plat thereof recorded in Plat Book N, page 46 in the office of the Recorder, Vanderburgh County, Indiana; thence south 84 degrees 11 minutes 55 seconds east 140.00 feet; thence north 86 degrees 27 minutes 56 seconds east 50.67 feet; thence south 84 degrees 11 minutes 55 seconds east 90.00 feet; thence north 84 degrees 35 minutes 41 seconds east 61.17 feet; thence south 05 degrees 48 minutes 05 seconds west 173.89 feet; thence north 84 degrees 11 minutes 55 seconds west 150.00 feet; thence south 88 degrees 42 minutes 37 seconds west 50.38 feet; thence north 84 degrees 11 minutes 55 seconds west 140.00 feet; thence north 05 degrees 48 minutes 05 seconds east 113.79 feet to the point of beginning containing 1.2651 acres.

Surveyors Certificate

I, James Q. Morley, 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 on March 7, 1991 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 8th day of August, 19 91.

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

General Notes

Zoning: The subject property is currently zoned A as shown. All abutting property is zoned A.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0025 B, dated March 19, 1982, Vanderburgh County, Indiana, none of the proposed subdivision is within the designated 100 year flood zone. Per FEMA letter dated July 10, 1990 and recorded in Miscellaneous File 3, Card 5294, in the office of the Recorder of Vanderburgh County, Indiana, the 100 year flood elevation for this area is U.S.C.S. elevation 397.00.

Minimum First Floor Elevation: The minimum first floor or garage elevation is 399.00 U.S.G.S.

Utilities: Sewers, water, telephone and electric are available at the site.

Road Grades: Maximum road grades shall not exceed 5%.

Temporary Erosion Control: (during construction)

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Easements: All easements, unless otherwise indicated, are public utility or drainage easements. All easement widths are as shown hereon. See Owners Certificate for dedication and restrictions.

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. No fences shall be constructed within any Public Drainage Easement. See Owners Certificate for dedication and restrictions.

Structures: No portable or permanent storage sheds, dog houses, or other permanent or portable building shall be placed within any easement.

Owners Certificate

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BROOKVIEW SECTION F. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

W. C. Bussing, V.P.
3 South Brentwood Drive
Evansville, IN 47715

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 Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 8th day of August, 19 91.

My Commission Expires:
2-10-93

Notary Resides in Vanderburgh County, Indiana

Terry A. Campbell
Notary Public
TERRY A. CAMPBELL
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MAY 9, 19 91.

President

Barbara D. Cunningham
Executive Director

PLAT RELEASE DATE: AUG 16, 1991

Barbara D. Cunningham
Executive Director

DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

3-25-91
DATE

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

4-29-91
DATE

Restrictions See misc dr. 3 ed 6494
Instr. 91-20339 Date 9-3-91
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Bullatte DRC