92-31177
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 06 1992
Jean Murphy
AUDITOR
6225

0-90

RECEIVED FOR RECORD
at 3:56 P.M.
Nov 6 1992
Plat Book 0
Page 90
BOB STEELE, RECORDER
VANDERBURGH COUNTY

FIRST AVENUE BRIDGE SITES III

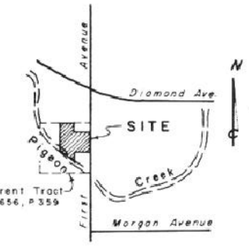
Part of the Northeast Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 10 West Vanderburgh County, Indiana described as follows:

Beginning at a point on the West right of way of First Avenue, which is located by commencing at the Northeast corner of the Northeast Quarter of the Southwest Quarter of said Section 18, thence South along the East line of said Quarter Quarter Section and the center of First Avenue a distance of 747.95 feet, thence at right angles West a distance of 45.00 feet to said point of beginning, thence South along the West right of way of First Avenue a distance of 300.00 feet, thence West a distance of 224.91 feet, thence South a distance of 240 feet more or less to the center of Pigeon Creek, thence Northwesterly along the centerline of Pigeon Creek a distance of 228 feet more or less, thence North a distance of 515 feet more or less to the North line of property described in Deed Record 656, Page 359 in the office of the Recorder of Vanderburgh County, Indiana, thence East along said North line a distance of 145.00 feet, thence South a distance of 125.00 feet, thence East a distance of 255.00 feet to the place of beginning and containing 3.874 acres, more or less.

Levee Authority

NOTES

- Erosion control: 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 soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
- All corners marked with iron pin except as noted.
- All utilities available at site.
- Site is within the 100 year flood zone.
- Sites 2 and 3 must access onto frontage road.



LOCATION MAP
No Scale

OWNERS CERTIFICATE

I, Gregory G. Kempf, the undersigned owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate as shown, and designate it as First Avenue Bridge Sites III.

Gregory G. Kempf
Gregory G. Kempf
3848-B First Ave 47710

NOTARY CERTIFICATE

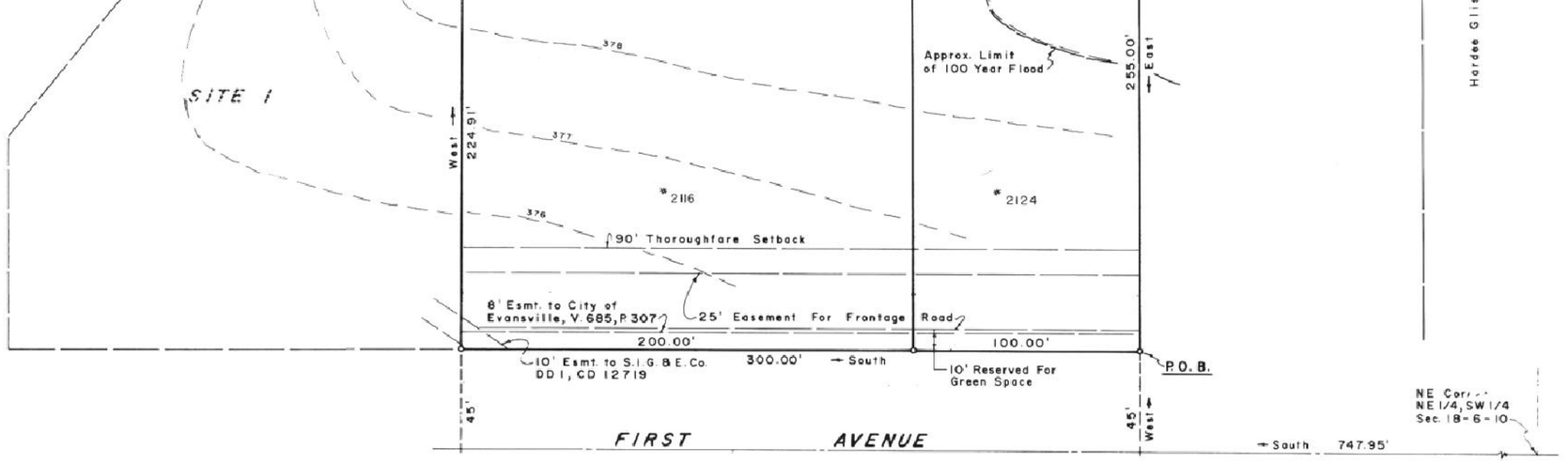
STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

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 the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 26th day of October 1992

My commission expires 3/13/96 Notary Public Barbara A. Runyon

Resident of Vanderburgh County Printed Barbara A. Runyon



A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 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 on Nov 6, 1992

Plat Release Nov. 6, 1992

President

Executive Director Barbara A. Runyon

City of Evansville Parks Dept.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located 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 drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public 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.

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date 10/26/92
Rev. 11-5-92 btn

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

VEACH, NICHOLSON, GRIGGS ASSOC.

For easement Applying to Lot Sites 2 & 3
See Deed Drawer 12 card 4542