BAIRD'S PLACE

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST LYING IN VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point which is located by commencing at the Northwest corner of said quarter quarter section and measuring thence North 89 degrees and 59 minutes East along the North line thereof for 318.2 feet; thence South zero degrees and 22 minutes West for 67.86 feet; to a point on the Easterly right-of-way of St. George Road, said point being on a curve to the left having radius of 418.34 feet; and being the place of beginning: from said place of beginning; thence in a Southwesterly direction along said curve to the left and along the said Easterly right-of-way line for 425.08 feet to a point which is South zero degrees and 22 minutes West 375 feet from the North line of said quarter quarter section; thence North 89 degrees and 59 minutes East parallel to the North line of said quarter quarter section for 529.66 feet; thence North zero degrees and 22 minutes East for 87 feet to a point which lays South zero degrees and 22 minutes West 288 feet from the North line of said quarter quarter section; thence South 89 degrees and 59 minutes West for 198 feet; thence North zero degrees and 22 minutes East for 128 feet; thence South 89 degrees and 59 minutes West for 60 feet; thence North zero degrees and 22 minutes East for 92.14 feet to the place of beginning and containing 1.29 acres more or less.

92-31597

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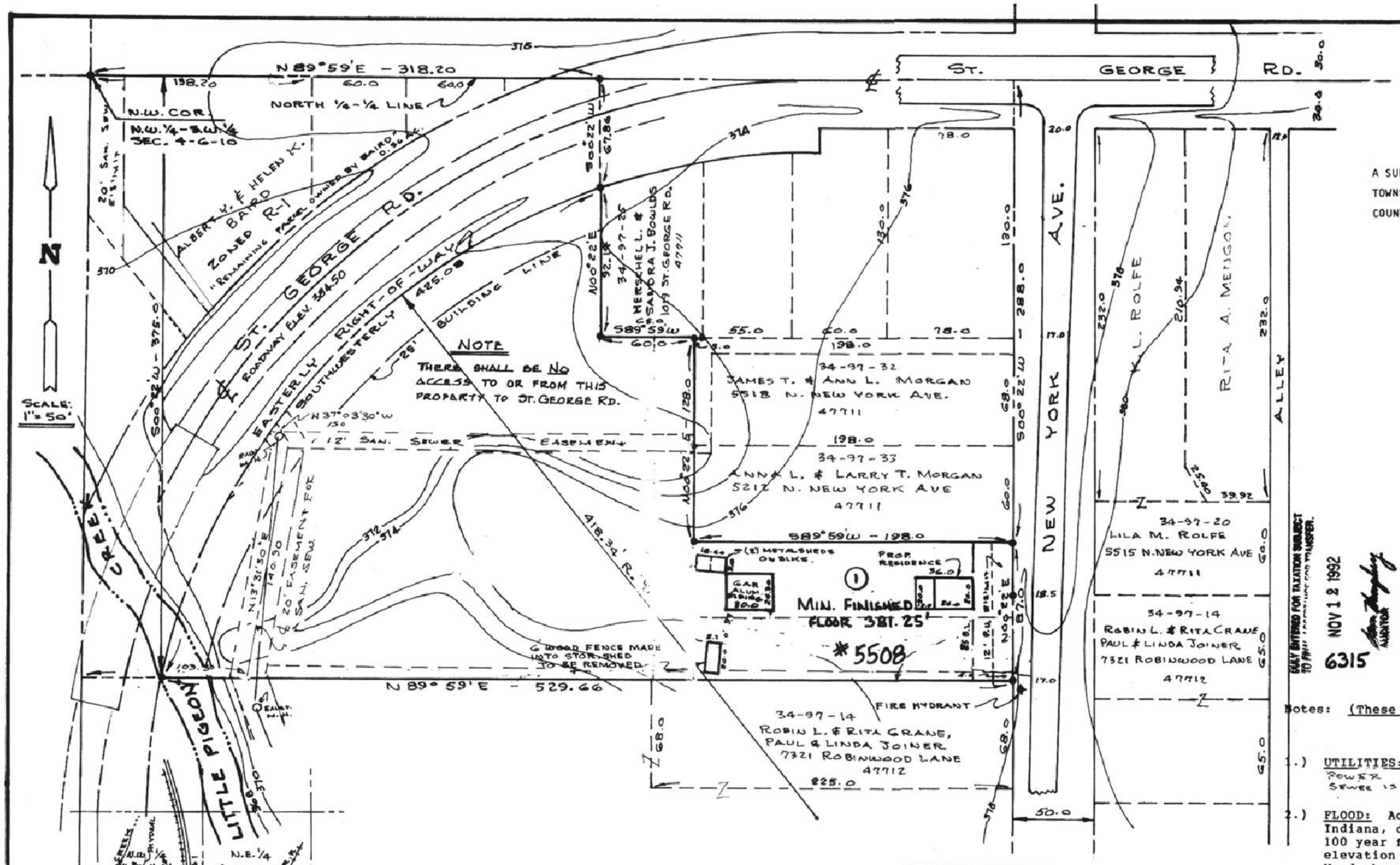
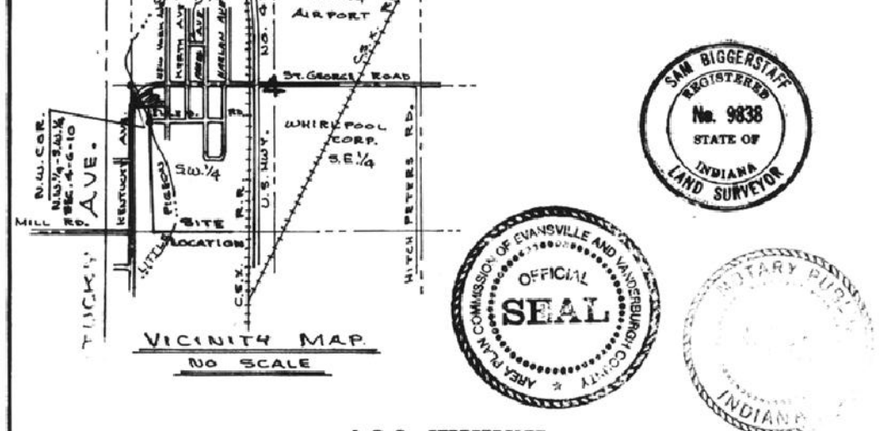
RECEIVED FOR RECORD
Time 10:52 AM
Nov 12 1992
Plat Book 0
Page 91
BOB STEELE, RECORDER
VANDERBURGH COUNTY

NOV 12 1992
6315
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUDITOR





SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

NOTARY PUBLIC INDIANA

A.P.C. CERTIFICATE

Under the authority provided by the acts of 1981, Public Law No. 309, and enacted 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 on NOVEMBER 12, 1992.

Plat Release NOVEMBER 12, 1992

Alfred H. Evans, Jr.
President

Barbara L. Cunningham
Executive Director

Barbara L. Cunningham
Executive Director

OWNERS CERTIFICATE

Albert Y. and Helen K. Baird, the undersigned owners of the real estate shown and described hereon, do hereby lay-off, plat subdivide said real estate, as shown, and designate it as Baird's Place.

Albert Y. Baird
ALBERT Y. BAIRD

Helen K. Baird
HELEN K. BAIRD

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 owner of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 2nd day of November 1992.

My Commission Expires:
June 9, 1996

Lucille V. Biggerstaff
Notary Public

Resident of Vanderburgh County

Lucille V. Biggerstaff
Printed

SURVEYORS CERTIFICATE

I, Sam Biggerstaf, 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: November 2 1992

Sam Biggerstaff - L.S.
Ind. Reg. No. 9838

Notes: (These Notes Are Required By The Area Plan Commission)

1.) UTILITIES: According to S.I.G. & E. Co., gas, & electric power is available to the site; water & sanitary sewer is also available to the site.

2.) FLOOD: According to FIRM Panel 1 of 8 for the City of Evansville, Indiana, dated October 15, 1981 for subject property lies in the 100 year flood zone, however, this map does show a 100 year flood elevation for Little Pigeon Creek. The City of Evansville and Vanderburgh County had a Special Flood Hazard Information Report prepared by the Corps of Engineers, for Little Pigeon and Locust Creeks. This report sets the 100 year flood at 379.25 feet. Therefore, the lowest floor elevation must be 381.25 feet or higher.

3.) SOIL TYPE AND EROSION CONTROL: SLOPES OF 0%-6% shall be mulched and seeded, i.e., rye, red top and wheat (which will be used primarily for fall planting) within 5 days of disturbance of soil and must remain in place until final grading and shaping.

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, enlargements and repair of utilities 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 place 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.

4.) ZONING: The subject real estate is zoned R-1, and all property corners are marked with iron pins.

5.) OWNER & DEVELOPER: Albert Y. Helen K. Baird, 1804 Aviation, Evansville, Indiana, (812) 424-2701.

6.) ENGINEER & SURVEYOR: Sam Biggerstaff 1270 Maxwell Avenue, Evansville, Indiana 47711, (812) 464-3031.