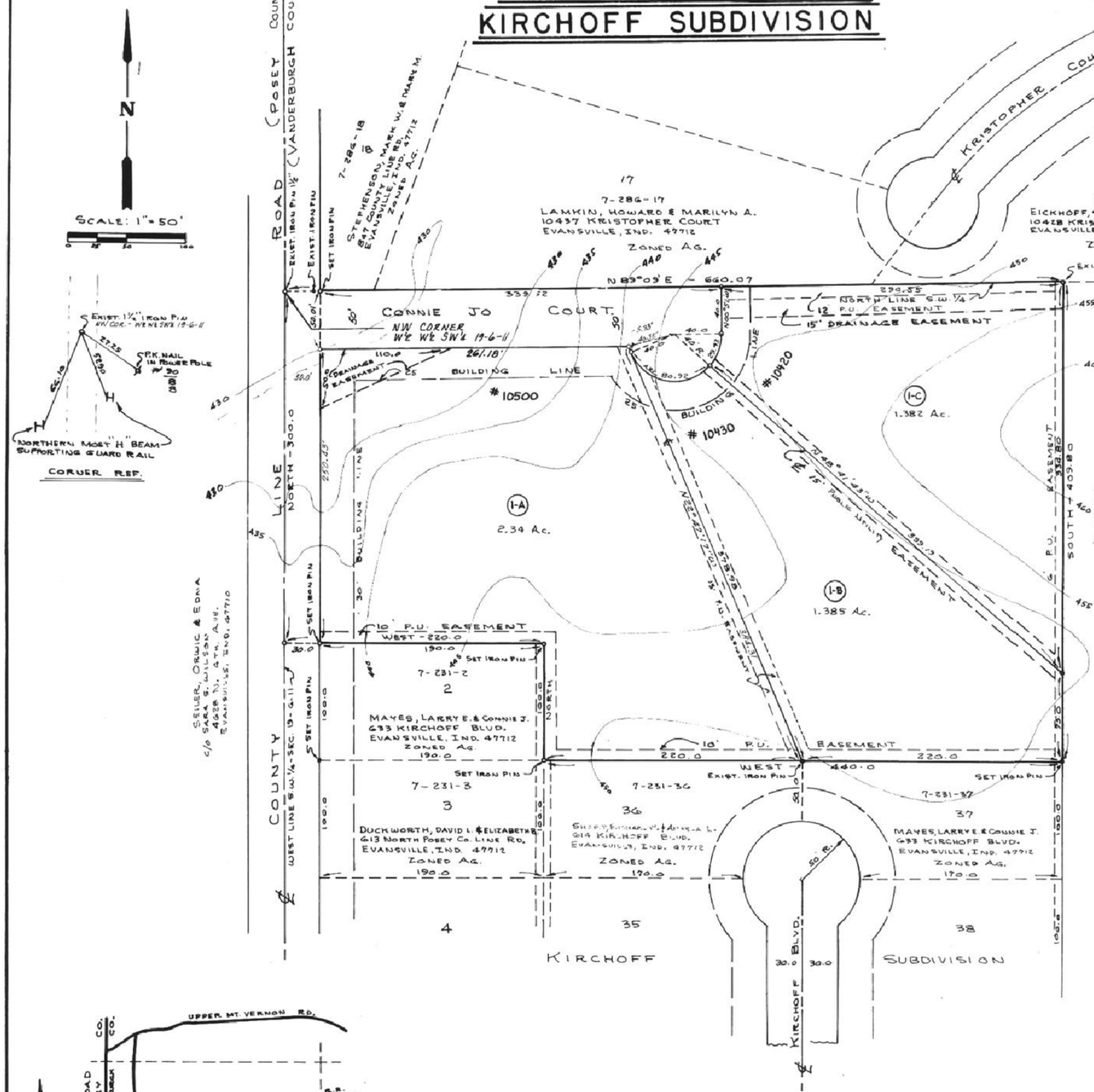
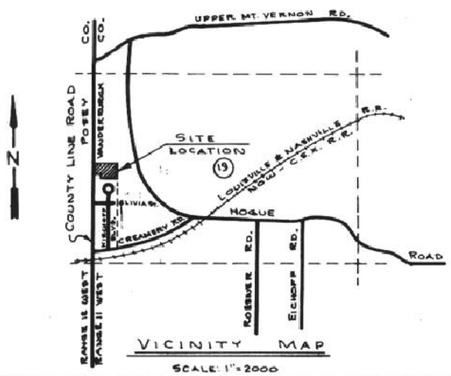
REPLAT OF LOT NO. 1
KIRCHOFF SUBDIVISION





0-109

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 12 1993

AUDITOR
3784

93-18121
93-18124
RECEIVED FOR RECORD
at 10:15 AM
JULY 12 1993
Plat Book 0
Page 109
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

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 **PRIMARY** APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MARCH 3, 1993

Alfred H. Bavin, Jr.
President

Barbara A. Cunningham
Executive Director

PLAT RELEASED: JULY 12, 1993

Barbara A. Cunningham
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 and Subdividers of the real estate described hereon and acknowledge the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 6th day of July, 1992

MY commission expires:
June 9, 1996

Linda Y. Biggerstaff
Notary Public

Linda Y. Biggerstaff
Printed

NOTARY PUBLIC INDIANA

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DO HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE IT AS "REPLAT OF LOT-1 KIRCHOFF SUBDIVISION ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC, FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES, OWNERS SHALL TAKE TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND THE RESTRICTIONS FOR DRAINAGE EASEMENTS, OWNERS OF LOTS 1-A, 1-B, 1-C SHALL BE RESPONSIBLE FOR MAINTENANCE OF CONNIE JO CT. UNTIL SUCH TIME VANDERBURGH CO. ACCEPTS MAINTENANCE OF SAID STREET.

Larry E. Mayes
Larry E. Mayes

Connie J. Mayes
Connie J. Mayes

NOTES: These Notes are required by the Area Plan Commission

UTILITIES: Gas and electric are located at or near the site
CITY WATER IS NOT AVAILABLE TO THIS SITE

FLOOD INFORMATION: According to FIRM Panel 100 of 100 for Vanderburgh County, Indiana, March 19, 1982, this site lies outside the 100 year flood plain.

SOIL TYPE: HoC2 Hosmer Silt Loam

EROSION CONTROL: Slopes more than 6 percent 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.

EASEMENTS:

1. 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 obstruction. No structures other than such 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.
2. 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.

ZONING: The zoning for this site and adjoining properties is Agricultural

OWNER AND DEVELOPER: Larry and Connie Mayes, 633 Kirchoff Blvd., Evansville, Indiana 47712 812-985-9015

SURVEYOR AND ENGINEER: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana, 47711

DRAINAGE PLANS APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD, MARCH 1, 1993.
ROAD CONSTRUCTION PLANS WERE APPROVED MAY 24, 1993

Restrictions See misc. dr. 4 cd 1037
Instr. # 93-18259 Date 7-13-93
Attest BETTY J. HERMANN RECORDER
VANDERBURGH CO.
Patti R. Hullatte DRVC

SAM BIGGERSTAFF No. S868 STATE OF INDIANA LAND SURVEYOR

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: April 27 1992

Sam Biggerstaff - L.S.