Bassemier Nature Center Subdivision

A MANUFACTURING MINOR SUBDIVISION

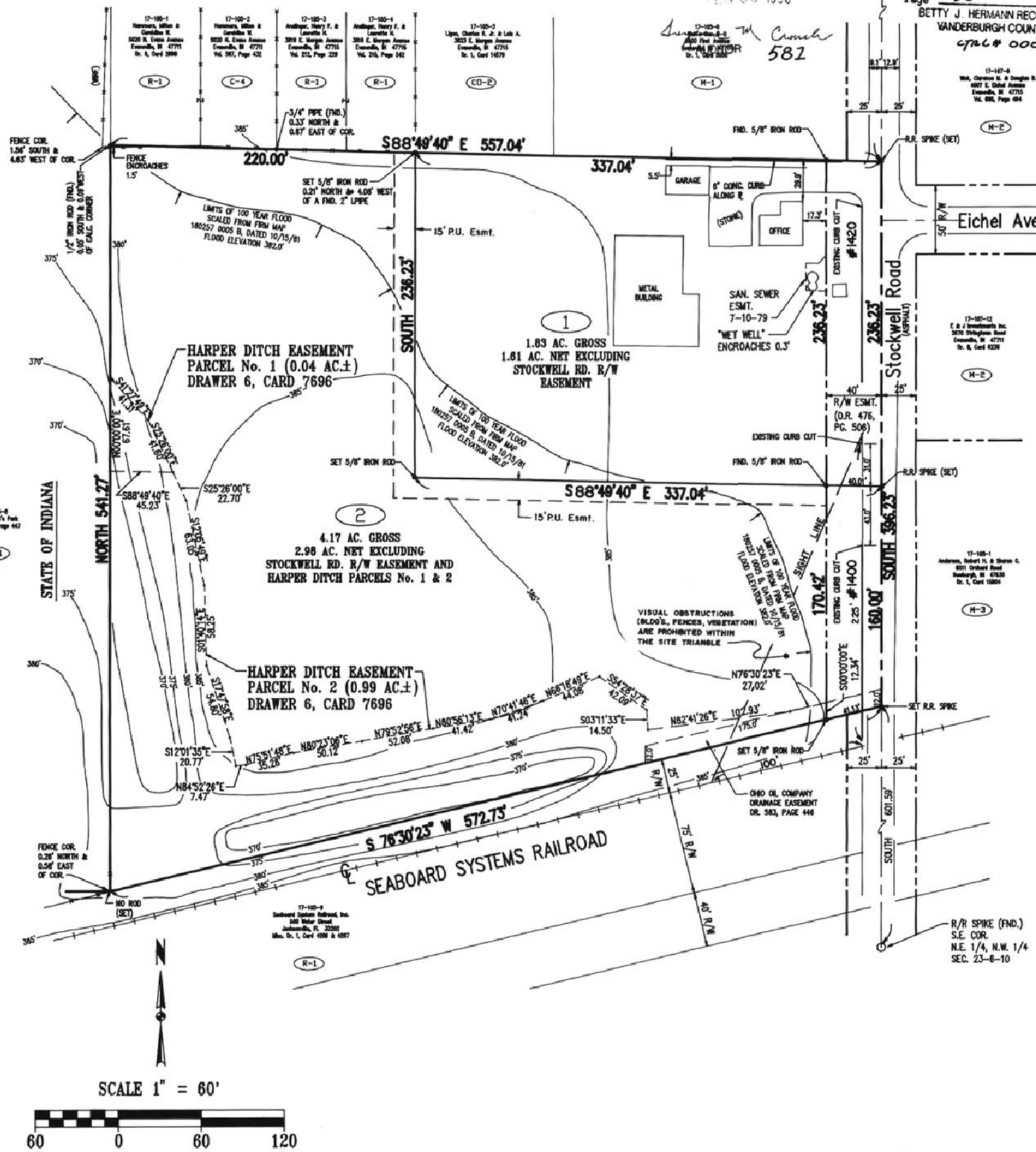
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 06 1996

Sue M. Crouch

RECEIVED FOR RECORD
at 8:55 A.M.
FEB. 6, 1996
Plat Book P
Page 50
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
grac# 0005

581



For easement Applying to Lot Pt 2
See Deed Drawer 13 card 4700

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 10 West, in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northeast Corner of said quarter quarter section; thence South(assumed bearing) 307.50 feet along the east line of said quarter quarter section to the true point of beginning; thence continue south 396.23 feet to a point on the north right-of-way line of the Seaboard Systems Railroad, said point being 25.00 feet measured perpendicular to the center line of the mainline track; thence south 76 degrees 30 minutes 23 seconds west 572.75 feet along said right-of-way and parallel with said center line; thence north 541.27 feet to the southwest corner of a tract of land owned by Milton & Geraldine M. Hammers, as per deed recorded in Deed Drawer 9, page 2898, in the office of the Recorder of Vanderburgh County, Indiana; thence south 88 degrees 49 minutes 40 seconds east 557.04 feet parallel with the north line of said quarter quarter section to the true point of beginning and containing 8.00 acres, more or less.

Subject to a 40 foot easement of right-of-way for Stockwell Road in favor of the City of Evansville, Indiana off the east side of the above described real estate, as described in Deed Record 476, page 508 in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to an easement for drainage purposes in favor of the Ohio Oil Company, an Ohio Corporation, as described in Deed Volume 583, page 448, in the office of the Recorder of Vanderburgh County, Indiana.

Also, subject to Harper Ditch Easement Parcel No. 1, in favor of the City of Evansville, Indiana as described in Deed Drawer 6, Card 7696, in the office of the Recorder of Vanderburgh, County, Indiana.

Also subject to Harper Ditch Easement Parcel No. 2 in favor of the City of Evansville, Indiana as described in Deed Drawer 6, Card 7696, in the office of the Recorder of Vanderburgh, County, Indiana.

Subject to all other right-of-ways and easements of record.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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.

Witness my hand and seal this 16th day of March 1995

Danny K. Leek, L.S.
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR



LOCATION MAP
(NO SCALE)

P-50

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on _____, 19____.

President — Executive Director

PLAT RELEASE DATE: 02-05-96 — Executive Director

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 16th day of March 1995

My Commission Expires: 9-16-98

Notary Public: Deborah K. Masterson (typed or printed name)

Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

OWNER'S 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 BASSEMIER NATURE CENTER. All roads shown and not previously dedicated are hereby dedicated to public use.

By: D. Jason Wiseman

Title: President

Stockwell Mobile Homes, Inc.
1420 N. Stockwell Road
Evansville, IN 47715

GENERAL NOTES

Zoning: The subject property is currently zoned M-2. The abutting property is zoned as shown hereon.

All use commitments are on file in the Vanderburgh County Area Plan Commission Office.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180257 0005 B, dated October 15, 1981, this proposed subdivision is within Zone A9, area of the 100 year flood; based flood elevations and flood hazard factors determined.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. Additional information may be obtained from the Vanderburgh County Building Commissioner.

Utilities: Water and sanitary sewers are available on the site.

Access: All lots shall access the existing Stockwell Road.

Easements: Existing recorded easements are as shown hereon. The location of existing underground utilities must be determined by the Utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 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.