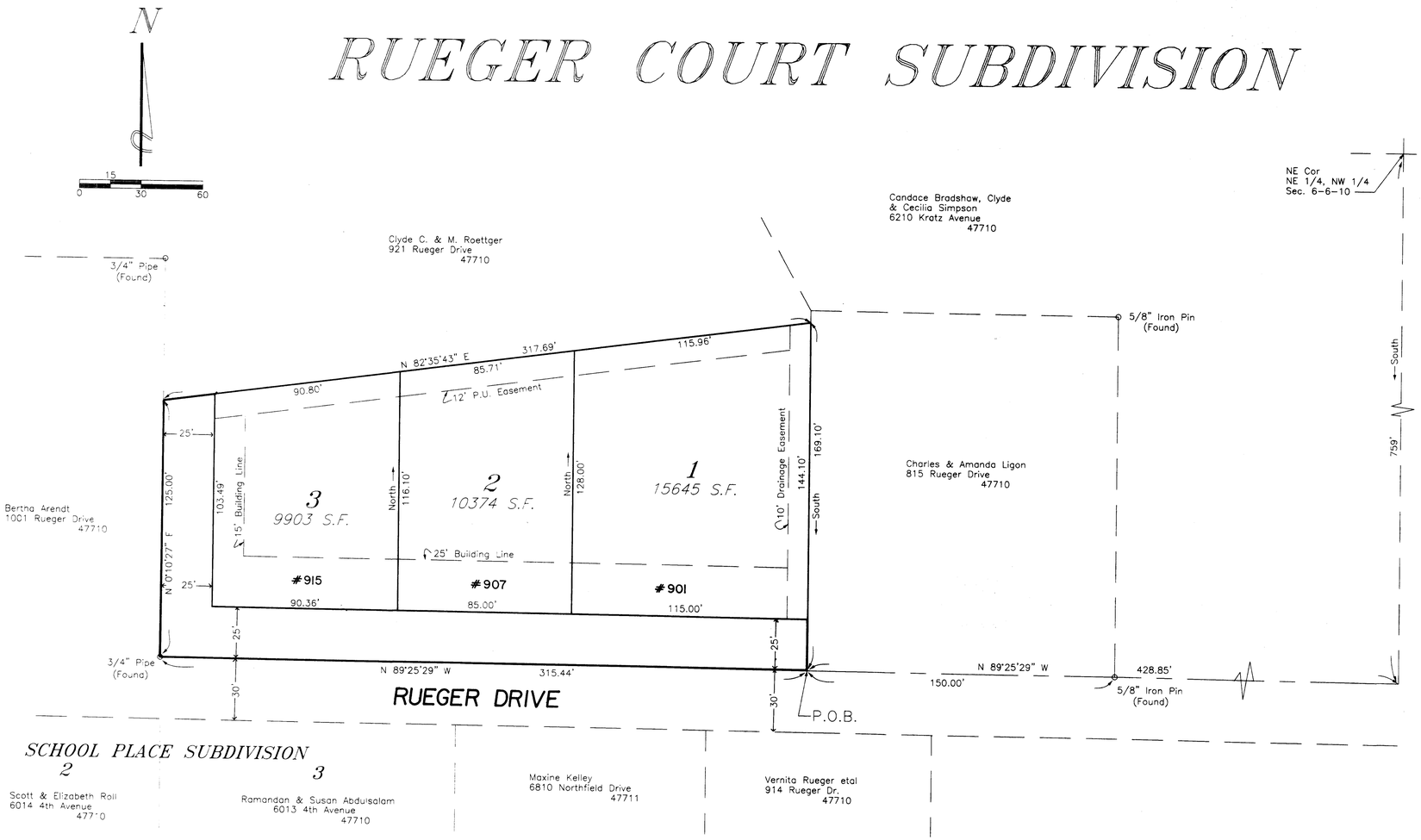
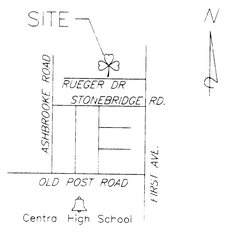
RUEGER COURT SUBDIVISION





LOCATION MAP
No Scale

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 Lot corners marked with 5/8" Iron Pin except as noted

All utilities available at site by extension

Drainage Plans were approved on March 10, 1997

Site is outside the 100 Year Flood Zone (Zone A) according to FIRM Map Panel No. 180257 0001 B dated 10-15-81

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

Beginning at a point located by commencing at the Northeast corner of said Quarter Quarter Section, thence South along the East line of said Quarter Quarter Section a distance of 759 feet, thence North 89 degrees 25 minutes 29 seconds West a distance of 428.85 feet to the place of beginning, thence continue North 89 degrees 25 minutes 29 seconds West a distance of 315.44 feet to a 3/4 inch pipe, thence North 0 degrees 10 minutes 27 seconds East a distance of 125.00 feet, thence North 82 degrees 35 minutes 43 seconds East a distance of 317.69 feet, thence South a distance of 169.10 feet to the place of beginning and containing 1.064 acres more or less.

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

RUEGER COURT SUBDIVISION

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

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 structure other than said utility facility 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.

D.T. DEVELOPMENT

Tim Kempf, Partner

David Carwile, Partner

3818 First Avenue
Evansville, Indiana 47710
(812)464-2600

NOTARY CERTIFICATE

STATE OF INDIANA
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 on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this _____ day of _____, 199__.

My commission expires _____ Notary Public _____

Resident of _____ County Printed _____

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 FINAL approval by the Area Plan Commission of Evansville and Vanderburgh County on APRIL 2, 1997.

Plat Release JUNE 6, 1997

President _____

Executive Director _____

Executive Director _____

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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 futher 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 accaringly under my supervision. This is a class 2 survey with a theoretical uncertainty of 0.22 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964

Date 4-2-97

VEACH, NICHOLSON ASSOCIATES, INC.
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2936

Job No. 1-97-8