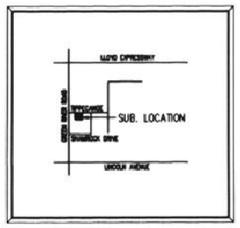
97-23506

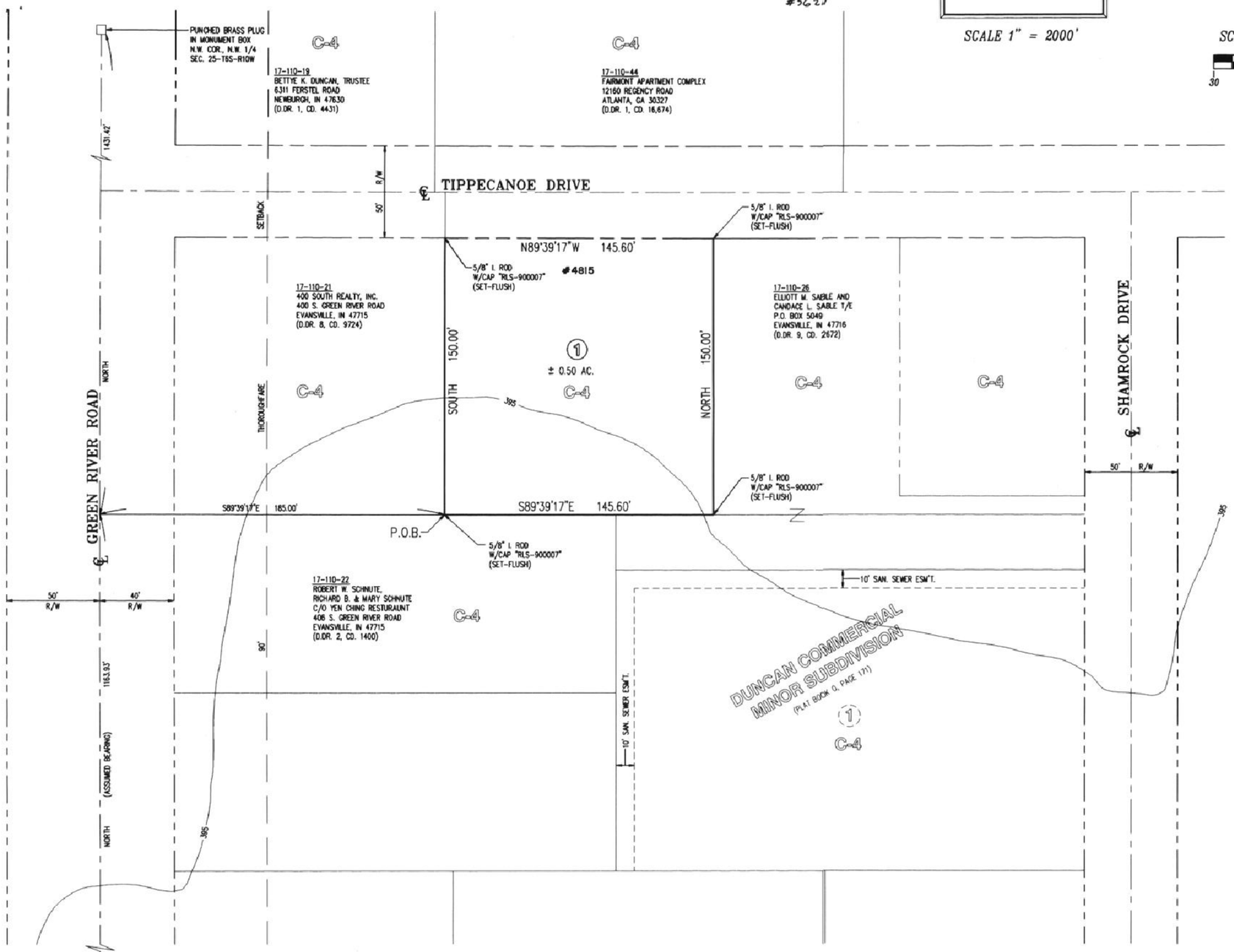
BETTYE K. DUNCAN COMMERCIAL MINOR SUBDIVISION

RECEIVED FOR RECORD
at 2:20 P.M.
Sept. 19, 1997
Plat Book P
Page 121
BETTY J. [illegible] RECORDER
VANDERBURGH COUNTY
CTRL # 0111

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEP 19 1997
AUDITOR
#5621



SCALE 1" = 2000'



SCALE 1" = 30'

30 0 30

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BOUNDARY DESCRIPTION

Part of the Northwest Quarter of Section 25, Township 6 South, Range 10 West of the Second Principle Meridian, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence along the west line thereof, North (assumed bearing) 1,163.93 feet; thence parallel with the south line of said Quarter Section, South 89 degrees 39 minutes 17 seconds East 185.00 feet to the POINT OF BEGINNING; thence continuing parallel with said south line, South 89 degrees 39 minutes 17 seconds East 145.60 feet; thence parallel with said West line, North 150.00 feet; thence parallel with said south line, North 89 degrees 39 minutes 17 seconds West 145.60 feet; thence parallel with said West line South 150.00 feet to the point of beginning, containing 0.50 acres, more or less.

GENERAL NOTES

ZONING: THE SUBJECT PROPERTY AND ALL ABUTTING PROPERTY IS ZONED AS NOTED.

UTILITIES: SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE ARE AVAILABLE TO THE SITE.

FLOOD PLAIN DATA: FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 180257 0005 B, DATED OCTOBER 15, 1981 SHOWS THAT NO PORTION OF THIS SUBDIVISION LIES WITHIN ZONE A.

CONTOURS: CONTOURS SHOWN WERE TAKEN FROM VANDERBURGH COUNTY TOPOGRAPHIC MAP 234 DATED MARCH 27, 1990.

TEMPORARY EROSION CONTROL: (DURING CONSTRUCTION)
-SLOPES OF 0%-6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, I.E., RYE, RED TOP, OR WHEAT, WITHIN FOURTY-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 SHAPING.

EROSION CONTROL FOR DITCHES:
-SLOPES OF 0%-2% SHALL BE MULCHED AND SEEDED WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE.

-SLOPES OF 2%-8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING.

-SLOPES OVER 8% REQUIRE RIPRAP OR OTHER APPROVED STABILIZATION AT COMPLETION OF DITCH GRADING IF THE TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.

SURVEYORS CERTIFICATE

I, STEVEN A. SHERWOOD, 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 THE LOCATIONS NOTED.

DATE: MARCH 22, '96

STEVEN A. SHERWOOD, L.S.
SITECON, INC.
600 S.E. 8TH STREET
EVANSVILLE, IN 47713

OWNERS' CERTIFICATE

I, BETTYE K. DUNCAN, TRUSTEE OF THE BETTYE K. DUNCAN REVOCABLE LIVING TRUST, 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 "BETTYE K. DUNCAN COMMERCIAL MINOR SUBDIVISION".

Bettye K. Duncan
BETTYE K. DUNCAN, TRUSTEE
6311 FERSTEL ROAD
NEWBURGH, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVED SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 10th DAY OF September 1997

MY COMMISSION EXPIRES: 8-12-98

Constance J. Sands
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Constance J. Sands
PRINTED

OFFICIAL SEAL

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 EVENSVILLE AND VANDERBURGH CO. ON MARCH 6, 1996

PLAT RELEASE SEPT. 19 1997

PRESIDENT Alfred H. Benn, Jr.
EXECUTIVE DIRECTOR Barbara L. Cummings
EXECUTIVE DIRECTOR Barbara L. Cummings

23-95-7-1, 3-22-96, PLAT.DWG