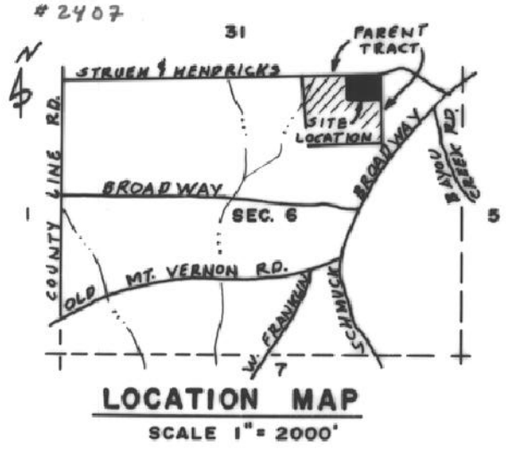
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 14 1998

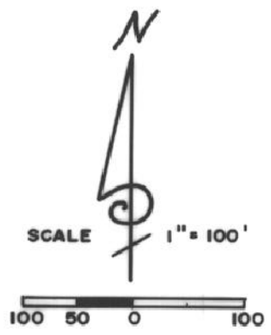
Suzanne M. Crouch
AUDITOR
2407

98-11499

"C" AND "D" SUBDIVISION



LOCATION MAP
SCALE 1"= 2000'



LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section (6), Township (7) South, Range (11) West in Vanderburgh County, Perry Township, Indiana and more particularly described as follows:

Beginning at an iron marking the Northeast corner of said quarter quarter section; thence South 01 degrees 14 minutes 51 seconds West along the east line of said quarter quarter section four hundred thirty-four and fifty-one hundredths (434.51) feet to an iron; thence West and parallel to the north line of said quarter quarter section seven hundred fifty-one and thirty-one hundredths (751.31) feet to an iron; thence North 01 degrees 14 minutes 51 seconds East four hundred thirty-four and fifty-one hundredths (434.51) feet to a railroad spike on the north line of said quarter quarter section; thence East along said north line seven hundred fifty-one and thirty-one hundredths (751.31) feet to the point of beginning.

Containing 7.50 acres more or less.

Subject to all legal right of ways and or easements.

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, PROPER NOTICE WAS GIVEN AND THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF THE CITY OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON

March 4, 1998
DATE

Alfred H. Bena, Jr.
PRESIDENT

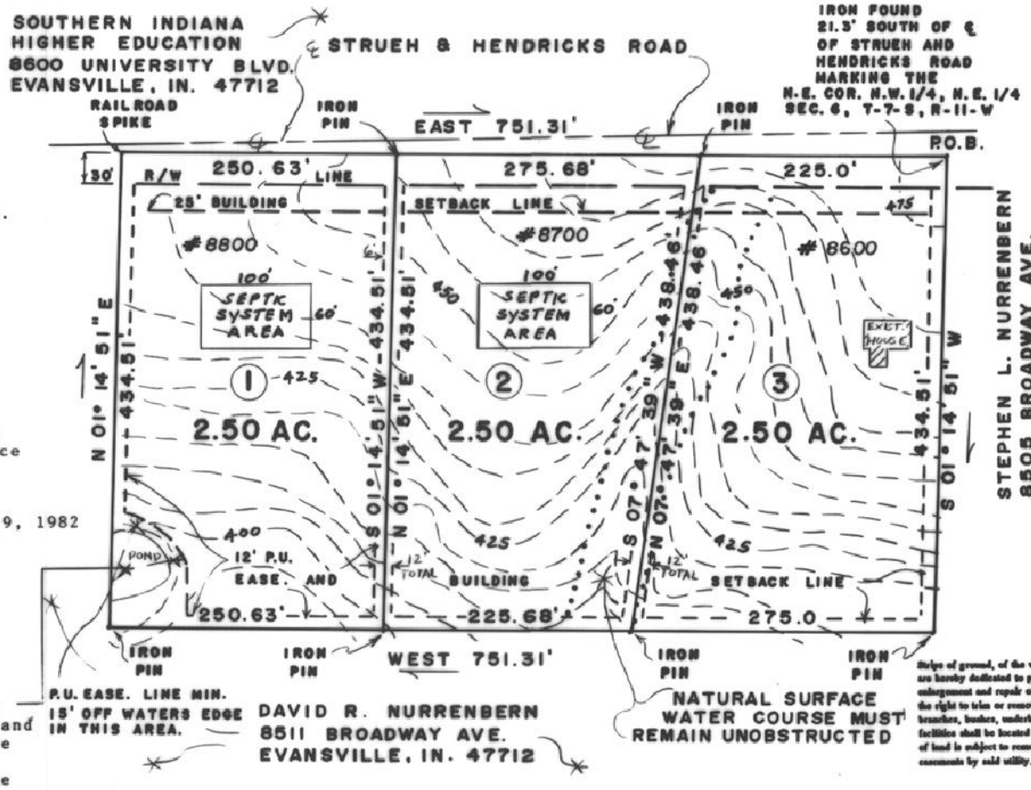
Barbara L. Cromwell
ATTEST: EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

Barbara L. Cromwell
EXECUTIVE DIRECTOR

PLAT RELEASE DATE: APRIL 14, 1998



P-150

General Notes:

1) Owner: Lots #1 & #2
David R. and Carol A. Nurrenbern
8511 Broadway Ave.
Evansville, IN. 47712

Lot #3
Ruth Melvin
612 W. Mt. Pleasent Rd.
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, private water wells and private septic system must be in compliance with 410 IAC 6-8.1

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i.e rye top & wheat 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 of more than 6% shall have straw bales and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM PANEL NO. 180256 0100 B dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

6) Soil Data: AIB2 Alford silt loam, 2% to 6% slopes, eroded.

WeE2 Wellston silt loam, 18% to 25% slopes, eroded.

Gu Gullied Land.

POND NOTE:

Pond maintenance and liability are the responsibility of the owner of lot #1 and are limited to only that portion of the pond which lies on said lot #1. This pond is not part of any county drainage plan.

DRAINAGE NOTE

Individual lot owners shall be responsible to establish dirt grades in accordance with drawings available in Vanderburgh County drainage ordinance to protect building foundations and each lot owner shall keep all natural surface drainage unobstructed.

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 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 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.
Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA: THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON DECEMBER 23, 1997: THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

Fred J. Kuester
FRED J. KUESTER, L.S.
IND. REG. NO. S0137

RECEIVED FOR RECORD
at 10:22 AM.
April 14, 1998
Plat Book P
Page 150
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0048

OWNERS CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIED THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.
ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC, STRIPS OF GROUND, THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENTS" ARE HERE BY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER MAINS, SURFACE WATER DRAINAGE, POLES, DUCTS, LINES AND WIRES SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED. NO STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES.

David R. Nurrenbern
DAVID R. NURRENBERN

Carol A. Nurrenbern
CAROL A. NURRENBERN

Ruth Melvin
RUTH MELVIN

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY Vanderburgh

BEFORE ME, THE UNDERSIGNED NOTARY, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HERE VOLUNTARY ACT AND DEED, FOR THE PURPOSED THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARY SEAL THIS 7th DAY OF April 1998

NOTARY PUBLIC _____ SEAL
Diane J. Gentry

RESIDENT OF Vanderburgh COUNTY, INDIANA

MY COMMISSION EXPIRES 10-4-00

APC # 6-S-98