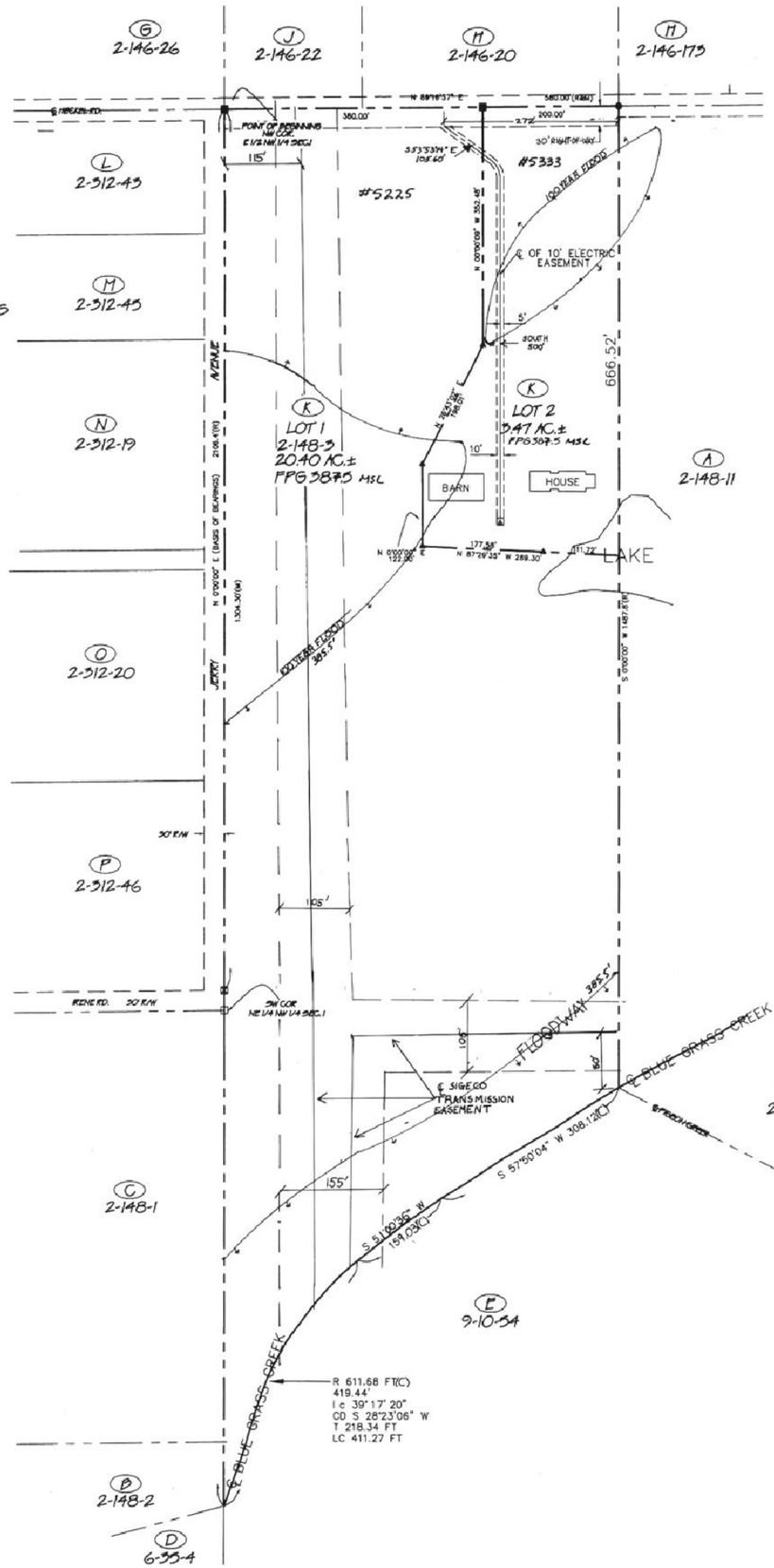
PLAT OF BO-BEAR ACRES

PART OF THE E 1/2 NW 1/4 SEC. 1, T6S, R10W



GENERAL NOTES:

1. OWNERS: RAYMOND M. ELLIOTT; 5333 HECKEL RD. EVANSVILLE, IN 47711.
2. DEVELOPER: RAYMOND M. ELLIOTT; 5333 HECKEL RD.; EVANSVILLE, IN 47711.
3. UTILITIES: SEWAGE DISPOSAL IS BY SEPTIC FIELD SYSTEM & MUST BE APPROVED BY THE HEALTH DEPARTMENT. WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE.
4. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED. I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 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 EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 5 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% REQUIRE RIP RAP CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.
   C. ALL APPROPRIATE MEANS SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THIS SITE DURING CONSTRUCTION OF ANY IMPROVEMENT W/IN THE SUBDIVISION
5. ZONING: MINOR SUBDIVISION IS ZONED AG.
6. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE A9 ACCORDING TO FIRM PANEL 180256 0025 C DATED AUG. 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
7. SOIL CLASSIFICATIONS: MkB2 – MARKLAND SILT LOAM, 2 TO 6% SLOPES, ERODED
   Mr – McGARY SILT LOAM
   Wm – WILBUR SILT LOAM
   MlC3 – MARKLAND SILTY LOAM, 6 TO 8% SLOPES, SEVERELY ERODED.
8. ADJACENT PROPERTY OWNERS:
   A. WILLIAM WITTERS & CONNIE CORBETT; 5403 HECKEL RD.; EVANSVILLE, IN 47711.
   B. WILLIAM & KAREN CAREY; 1044 OAK TOE.; EVANSVILLE, IN 47711.
   C. SAMUEL & MARILYN VOWELS; 5799 N. GREEN RIVER RD.; EVANSVILLE, IN 47711.
   D. FLOYD STAUB; 800 BAYSE ST.; EVANSVILLE, IN 47711.
   E. E. LELAND & MARY ANNE SCHNEPPER; 4200 N. GREEN RIVER RD.; EVANSVILLE, IN 47711.
   F. RICHARD & PAULINE HEERDINK; 5445 HEERDINK LANE; EVANSVILLE, IN 47711.
   G. TOMMIE MEYER; 4934 HECKEL RD.; EVANSVILLE, IN 47711.
   H. TERRENCE LANSDALE; 5300 HECKEL RD.; EVANSVILLE, IN 47711.
   J. FRANK GUIMENT; 5000 HECKEL RD.; EVANSVILLE, IN 47711.
   K. RAYMOND ELLIOTT; 5333 HECKEL RD.; EVANSVILLE, IN 47711.
   L. MARK MOORE; 5121 HECKEL RD.; EVANSVILLE, IN 47711.
   M. DONALD FOLZ & MARY HEERDINK; 5123 HECKEL RD.; EVANSVILLE, IN 47711.
   N. JOSEPH & BARBARA WILLETT; 5120 BASSETT AVE.; EVANSVILLE, IN 47711.
   O. WILLIAM & HELEN WHITEHOUSE; 5300 OAK HILL DR.; EVANSVILLE, IN 47711.
   P. RANDALL HIGHMAN; 614 N. BURKHARDT RD.; EVANSVILLE, IN 47711.

RECEIVED FOR RECORD
at 3:31 P.M.
JULY 27 99
Plat Book Q
Page 27
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00025123

ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 27 1999
AUDITOR
#5068

OWNERS 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 BO-BEAR ACRES. ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED " PUBLIC UTILITY AND DRAINAGE EASEMENT' ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES; PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED 'DRAINAGE EASEMENTS' ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE, PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER AS 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 A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

Raymond M. Elliott
RAYMOND M. ELLIOTT

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SURVEYORS WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29th DAY OF September 1998
MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., 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 NOVEMBER 1, 1997; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Ralph A. Easley Jr.
SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION 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 ELECTRONIC APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON July 12, 1999 (at Sub Review)

Alfred H. Bess, Sr. PRESIDENT
Barbara L. Cunningham EXECUTIVE DIRECTOR

PLAT RELEASE 07-27-99
Barbara L. Cunningham EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LAND DESCRIPTION

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 10 WEST, IN VANDERBURGH COUNTY, INDIANA, IN CENTER TOWNSHIP MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD AT THE NORTHWEST CORNER OF SAID HALF, QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID HALF, QUARTER SECTION

1ST: NORTH 88°16'37" EAST 580.00 FEET TO A 3/4" IRON ROD; THENCE

2ND: SOUTH 00°00'00" WEST 1487.8 FEET MORE OR LESS TO THE CENTER OF BLUEGRASS CREEK; THENCE

3RD: SOUTH 57°50'04" WEST 308.12 FEET ALONG THE CENTERLINE OF SAID CREEK; THENCE

4TH: SOUTH 51°50'36" WEST 159.03 FEET ALONG THE CENTERLINE OF SAID CREEK; THENCE

5TH: SOUTHWESTERLY 419.44 FEET ALONG A CURVE CONCAVE TO THE SE. AND FOLLOWING THE CENTERLINE OF SAID CREEK, THROUGH A CENTRAL ANGLE OF 39°17'20", HAVING A RADIUS OF 611.68 FEET AND CHORD BEARING AND DISTANCE OF SOUTH 28°23'6" WEST 411.27 FEET; THENCE

6TH: NORTH ALONG THE WEST LINE OF SAID EAST HALF 2106.4 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 23.87 ACRES MORE OR LESS

SUBJECT TO: THE RIGHT-OF-WAY FOR HECKEL ROAD, BEING 30' IN WIDTH AND LYING SOUTHERLY OF AND ADJACENT TO THE 1ST COURSE.

Q-27

APC# 17-MS-98