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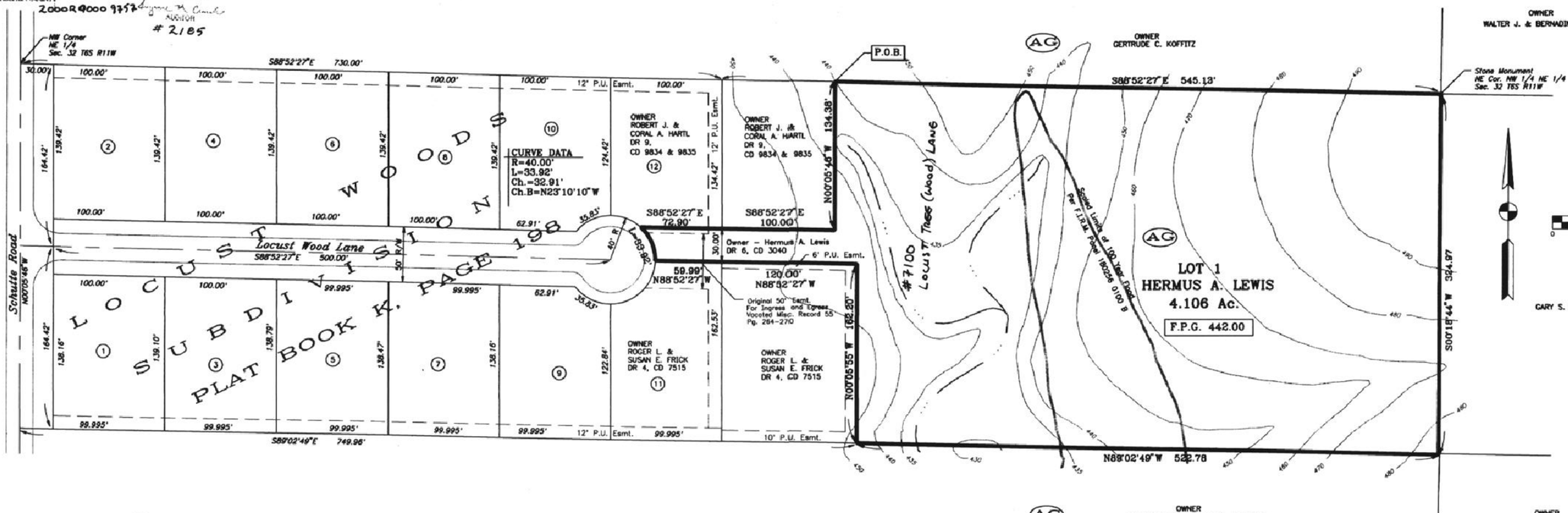
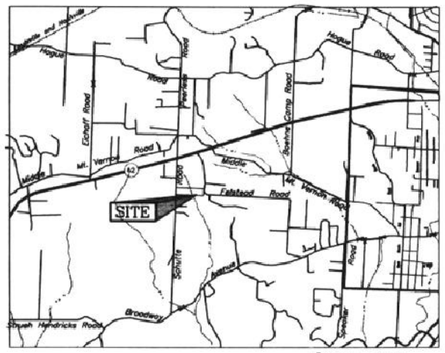
Plat Book G
Page 72
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR EXCATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
APR 10 2000
AUDITOR
2185

2000R0000 9757

OLEO RANCH MINOR SUBDIVISION





LOCATION MAP
Scale: 1" = 4000'

GENERAL NOTES:

ZONING:
The Subject property is zoned AG; abutting property is zoned as noted hereon.

UTILITIES:
Electric power, gas and water are available on Locust Wood Lane.
The developer of subject lot shall install a grinder type pump with pressure type connector to sanitary sewer in Locust Wood Lane.

FLOOD PLAIN DATA:
Per F.I.R.M., City of Evansville, Vand. County, Indiana Panel No. 180256 0100 B dated March 19, 1982, a portion of the proposed subdivision is within the designated 100 year flood zone.

MINIMUM FIRST FLOOR ELEVATIONS:
The 100 year flood elevation has been determined to be at elevation 440.00 by the Vanderburgh County Building Commissioner. A minimum first floor elevation or Flood Protection Grade (FPG) of 442.00 has been assigned by same.

BASEMENTS:
Any basements must be approved by the Vanderburgh County Building Commissioner.

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 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and 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.

ROAD GRADES:
No road extensions are required for this plat. Lot will access onto Locust Wood Lane.

OLEO RANCH MINOR SUBDIVISION
BOUNDARY DESCRIPTION

A subdivision of part of the North One-Half of the North One-Half, of the Northwest Quarter of the Northeast Quarter of Section 32, Township 6 South, Range 11 West in Vanderburgh County, Indiana; also a part of lot 12 and an adjoining parcel to the east of lot 12 conveyed to said owner of this plat, recorded in Drawer 6, Card 3040 in the office of the Recorder of Vanderburgh County, Indiana more particularly described as follows:

BEGINNING at a point on the north line of said Section 32, which lies South 88 degrees 52 minutes 27 seconds East 730.00 feet from the northwest corner of the Northeast Quarter of said Section 32; from said place of beginning continue South 88 degrees 52 minutes 27 seconds East, along the north line of said Section 32, for 545.13 feet to a stone monument at the northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 32; thence South 00 degrees 18 minutes 44 seconds West, along the east line of the Northwest Quarter of the Northeast Quarter of said Section 32, for 324.97 feet; thence North 89 degrees 02 minutes 49 seconds West for 522.78 feet to a point which lies South 89 degrees 02 minutes 49 seconds East, a distance of 749.96 feet from the west line of the Northeast Quarter of said Section 32, said point also being the southeast corner of a parcel conveyed to Roger L. and Susan E. Frick in Drawer 4, Card 7515; thence North 00 degrees 05 minutes 55 seconds West along the east side of said parcel 162.20 feet; thence North 88 degrees 52 minutes 27 seconds West along the north side of said parcel 120.00 feet to a point on the East line of Locust Woods Subdivision, as recorded in Plat Book K, page 198; thence continue North 88 degrees 52 minutes 27 seconds West along the north line of lot 11 in said subdivision 59.99 feet to a point on the cul-de-sac right-of-way of Locust Wood Lane; thence 33.92 feet along the cul-de-sac right-of-way being concave to the west and having a radius of 40 feet and a chord of 32.91 feet bearing North 23 degrees 10 minutes 10 seconds West; thence South 88 degrees 52 minutes 27 seconds East, parallel to and 30.00 feet north of the south line of lot 12 of Locust Woods Subdivision as described in the first parcel of a deed of conveyance in favor of Hermus A.Lewis as Recorded in Drawer 6, Card 3040 72.90 feet, to a point on the east line of said subdivision; thence continue South 88 degrees 52 minuts 27 seconds East 100.00 feet as described in the second parcel of the deed of conveyance, as recorded in Drawer 6, Card 3040; thence North 00 degrees 05 minutes 45 seconds West along the east line of a parcel conveyed to Robert J. and Coral A. Hartl, as recorded in Drawer 4, Cards 9834 and 9835, 134.38 feet to the POINT OF BEGINNING, containing 4.106 acres.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on 7/31/96 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 4th day of October, 1997.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Road
Evansville, IN 47715

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and and subdivide said real estate as shown, and designates the same as: OLEO RANCH MINOR SUBDIVISION.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to the 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 sub-surface water; 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 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.

Hermus A. Lewis
9500 Hillview Dr.
Evansville, IN 47720

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 the 4th day of October, 1997.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires: 2-10-01

Vanderburgh
Notary Resides in

County, Indiana

Notary Public
Terry A. Campbell
Terry A. Campbell
(typed or printed name)

OFFICIAL SEAL

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Sept. 3, 1997.

President

Barbara L. Cunningham
Executive Director

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: MAR. 10, 2000

Prepared By
BERNARDIN LOCHMUELLER & ASSOC., INC.
6200 Vogel Road, Evansville, IN 47715 (812)426-1737

APC # 22-MS-96

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