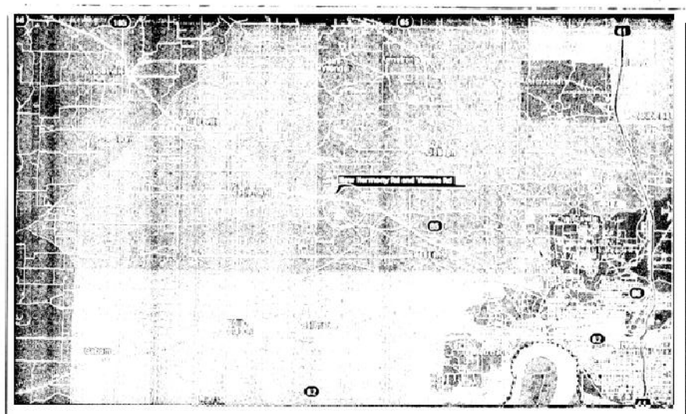
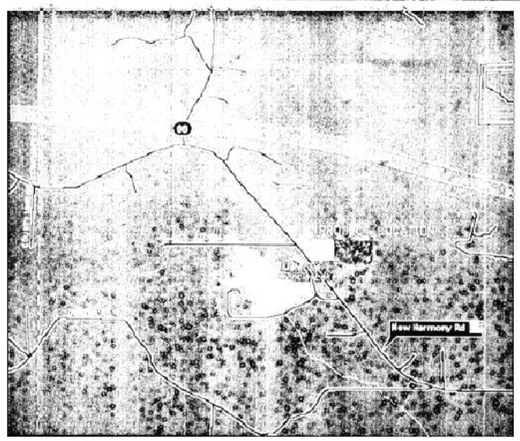


AREA MAP

1" = 10,000'



VICINITY MAP

1" = 1,000'

GENERAL NOTES:

1. GAS AND ELECTRIC ARE AVAILABLE BY SOUTHERN INDIANA GAS AND ELECTRIC COMPANY. WATER IS AVAILABLE BY CITY OF EVANSVILLE WATER AND SEWER DEPARTMENT. SEPTIC SYSTEM IS IN PLACE FOR LOT 1.
2. NO PART OF THE PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS PER FIRM PANEL 180256 0075 C FOR VANDERBURGH COUNTY INDIANA DATED AUGUST 3, 1981. BASE FLOOD ELEV. (B.F.E.)= 455.00 FLOOD PROTECTION GRADE (F.P.G.)= 457.00
3. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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 SILT FENCE, 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 SEEDING.
5. Owner: Daughters of Charity of St. Vincent DePaul, Inc.; 9400 New Harmony Rd. Evansville, IN47720 – Ph: 812-963-3341
6. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

SURVEYORS CERTIFICATE

I,RALPH A. EASLEY, JR., 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 EXIST AT ALL LOCATIONS NOTED.

DATE: APRIL 7,2000 Ralph A. Easley Jr.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL EASTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS MANZI ACRES

Sister Catherine Madigan, D.C.

SISTER CATHERINE MADIGAN, PRESIDENT
DAUGHTERS OF CHARITY OF ST. VINCENT DEPAUL INC.
9400 NEW HARMONY ST. EVANSVILLE, INDIANA, 47720

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 "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.
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.

NOTARY CERTIFICATE

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE 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 18 DAY OF APRIL 2000.

MY COMMISSION EXPIRES: 4-15-06 Judith Woodall

RESIDENT OF VANDERBURGH COUNTY JUDITH WOODALL

APC 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON MARCH 7 2000 (SUB REVIEW)

PLAT RELEASE JUNE 29, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cusenberger

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

LAND DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Fractional Section 31, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 3/8" Rebar in concrete at the Southwest corner of said Fractional Quarter, Quarter Section; thence along the South line of said Fractional Quarter, Quarter Section, North 88°43'40" East 1202.92 feet to a Mag nail in the centerline of New Harmony Road, being the true point of beginning; thence along said centerline

1st: North 35°28'25" West 284.04 feet to a Mag nail; thence

2nd: North 80°46'35" East 143.02 feet to a P.K. nail in concrete; thence

3rd: North 88°43'45" East 365.94 feet to a 5/8" iron rod with LS cap 50006; thence

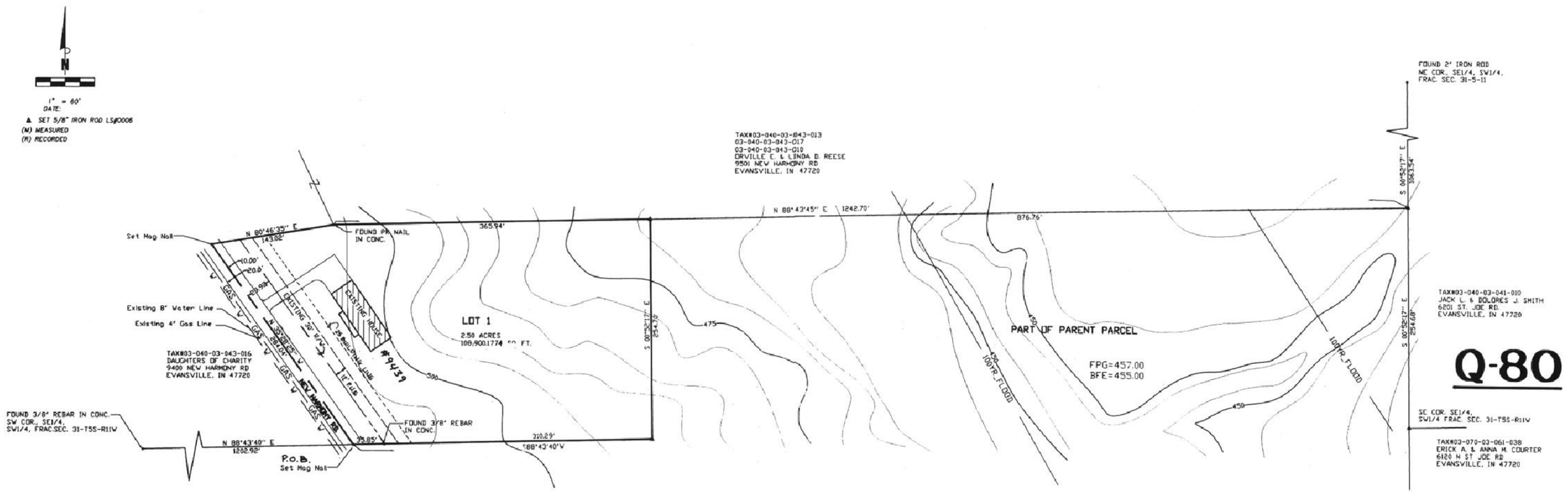
4th: South 00°52'17" East 254.70 feet to a 5/8" iron rod with LS cap 50006 in the Southline of said Fractional Quarter, Quarter Section; thence along the South line of said Fractional Quarter, Quarter Section; Thence

5th: South 88°43'40" West 310.29 feet to the true point of beginning, containing 2.50 Acres more or less.

SUBJECT TO: The right-of-way for New Harmony Road, 30 feet in width and lying Easterly of and coincident with the 1st course of the above described parcel.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 29 2000
AUDITOR
#4247

RECEIVED FOR RECORD
2:39 P.M.
JUNE 29 2000
Q-80
BETTY J. RICHARDSON RECORDER
VANDERBURGH COUNTY
2000R00018578



ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT OF A MINOR SUBDIVISION
MANZI ACRES
9439 NEW HARMONY RD.
EVANSVILLE, IN 47720

SHEET NO.:	DATE: 2-08-00	DR.
1 OF 1	PROJECT NO.: 6786	SCALE: 1"=60'
	REVISIONS	

Q-80 Apc# 7-MJ-2000