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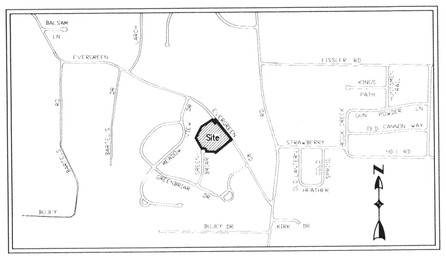
PLAT BOOK Q-
PAGE 200
INSTR # 2002R00020102
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

HOUSMAN MINOR SUBDIVISION

A Re-plat of Lot 2 in Block 3 in Evergreen Heights, recorded in Plat Book J, page 25; Also, Lot 17 and 18 in Block 3 in Evergreen Heights No. 2, recorded in Plat Book J, page 113 Also, Part of the Northeast Quarter of Section 31, Township 5 South, Range 10 West; Also, Part of Lot 5 in a Subdivision of West Half of the Northwest Quarter of Section 32, Township 5 South, Range 10 West, recorded in Common Pleas Order Book 8, page 405

VANDERBURGH COUNTY
FILED
MAY 24 2002
AUDITOR
JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 24 2002
#3569



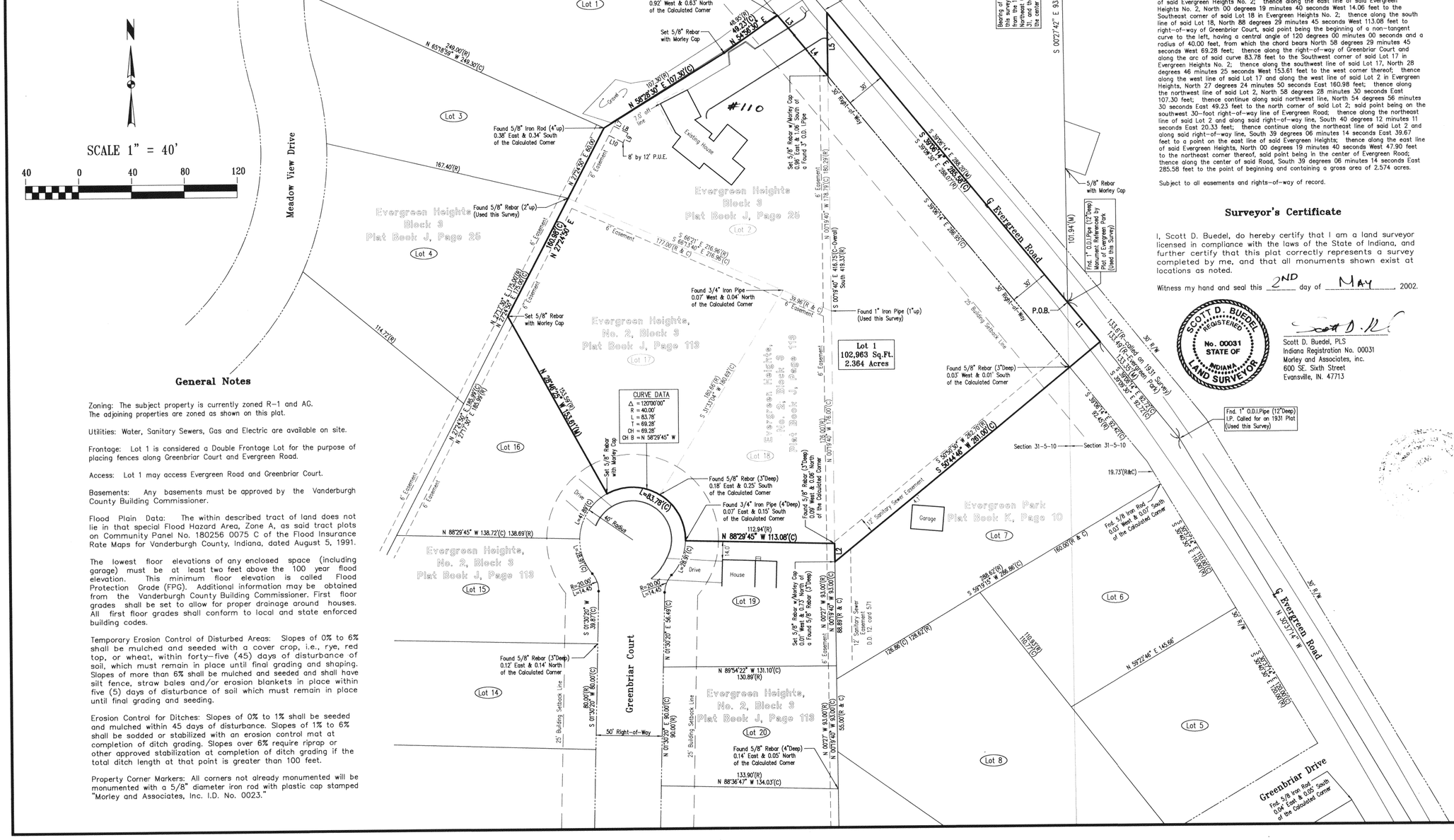
Location Map
No Scale

Boundary Line Table

NUMBER	DIRECTION	DISTANCE
L1	S 39°06'14" E	38.63'
L2	N 00°19'40" W	14.06'
L3	S 40°12'11" E	20.33'
L4	S 39°06'14" E	39.67'
L5	N 00°19'40" W	47.90'

Easement Line Table

NUMBER	DIRECTION	DISTANCE
L7	S 27°24'50" W	5.40'
L8	S 62°35'10" E	12.00'
L9	S 27°24'50" W	8.00'
L10	N 62°35'10" W	12.00'



General Notes

Zoning: The subject property is currently zoned R-1 and AG. The adjoining properties are zoned as shown on this plat.

Utilities: Water, Sanitary Sewers, Gas and Electric are available on site.

Frontage: Lot 1 is considered a Double Frontage Lot for the purpose of placing fences along Greenbriar Court and Evergreen Road.

Access: Lot 1 may access Evergreen Road and Greenbriar Court.

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

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-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 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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Boundary Description

(Reference: Deed Drawer 11, Card 8038) CENTER TWP.

Lot 2 in Block 3 in Evergreen Heights, as per plat thereof, recorded in Plat Book J, Page 25 in the office of the Recorder of Vanderburgh County, Indiana; Also, Lot 17 and 18 in Block 3 in Evergreen Heights No. 2, as per plat thereof, recorded in Plat Book J, Page 113 in the office of the Recorder of Vanderburgh County, Indiana; Also, part of the Northeast Quarter of Section 31, Township 5 South, Range 10 West in Vanderburgh County, Indiana; Also, part of Lot 5 in a subdivision of the West Half of the Northwest Quarter of Section 32, Township 5 South, Range 10 West, as per plat thereof, recorded in Common Pleas Order Book 8, Page 405 in the office of the Recorder of Vanderburgh County, Indiana.

Commencing at the Northeast corner of the Northeast Quarter of said Section 31; thence along the east line of said Quarter Section, South 00 degrees 27 minutes 42 seconds East 935.49 feet to a point in the center of Evergreen Road, said point being the true point of beginning; thence along the center of said road, South 39 degrees 06 minutes 14 seconds East 38.63 feet to the north corner of Evergreen Park, as per plat thereof, recorded in Plat Book K, Page 10 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Evergreen Park, South 50 degrees 44 minutes 46 seconds West 261.00 feet to a point of the east line of said Evergreen Heights No. 2; thence along the east line of said Evergreen Heights No. 2, North 00 degrees 19 minutes 40 seconds West 14.06 feet to the Southeast corner of said Lot 18 in Evergreen Heights No. 2; thence along the south line of said Lot 18, North 88 degrees 29 minutes 45 seconds West 113.08 feet to right-of-way of Greenbriar Court, said point being the beginning of a non-tangent curve to the left, having a central angle of 120 degrees 00 minutes 00 seconds and a radius of 40.00 feet, from which the chord bears North 58 degrees 29 minutes 45 seconds West 69.28 feet; thence along the right-of-way of Greenbriar Court and along the arc of said curve 83.78 feet to the Southwest corner of said Lot 17 in Evergreen Heights No. 2; thence along the southwest line of said Lot 17, North 28 degrees 46 minutes 25 seconds West 153.61 feet to the west corner thereof; thence along the west line of said Lot 17 and along the west line of said Lot 2 in Evergreen Heights, North 27 degrees 24 minutes 50 seconds East 160.98 feet; thence along the northwest line of said Lot 2, North 58 degrees 28 minutes 30 seconds East 107.30 feet; thence continue along said northwest line, North 54 degrees 56 minutes 30 seconds East 49.23 feet to the north corner of said Lot 2; said point being on the southwest 30-foot right-of-way line of Evergreen Road; thence along the northeast line of said Lot 2 and along said right-of-way line, South 40 degrees 12 minutes 11 seconds East 20.33 feet; thence continue along the northeast line of said Lot 2 and along said right-of-way line, South 39 degrees 06 minutes 14 seconds East 39.67 feet to a point on the east line of said Evergreen Heights; thence along the east line of said Evergreen Heights, North 00 degrees 19 minutes 40 seconds West 47.90 feet to the northeast corner thereof, said point being in the center of Evergreen Road; thence along the center of said Road, South 39 degrees 06 minutes 14 seconds East 285.58 feet to the point of beginning and containing a gross area of 2.574 acres.

Subject to all easements and rights-of-way of record.

Surveyor's Certificate

I, Scott D. Buedel, do 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 locations as noted.

Witness my hand and seal this 2ND day of MAY, 2002.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel, PLS
Indiana Registration No. 00031
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Housman Minor Subdivision**.
All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (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 buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked **"S.S.E."** (Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer utility without liability in the use of said easements by said utility.

Owners:

Brian E. Housman
110 Evergreen Road
Evansville, IN 47710

Krista L. Housman
110 Evergreen Road
Evansville, IN 47710

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 Owners and Subdividers, (Brian E. and Krista L. Housman) 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 this 2nd day of May, 2002.

My Commission Expires: 5.3.2009

Joan M. Morley
Notary Public

Notary Resides in Vanderburgh County, Indiana

Joan M. Morley
(typed or printed name)

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 EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, May 1, 2002.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: May 24, 2002

Q-200

APC# 15-MS-2002

5283 1-lot-Minor.dwg 5/2/02 SDB