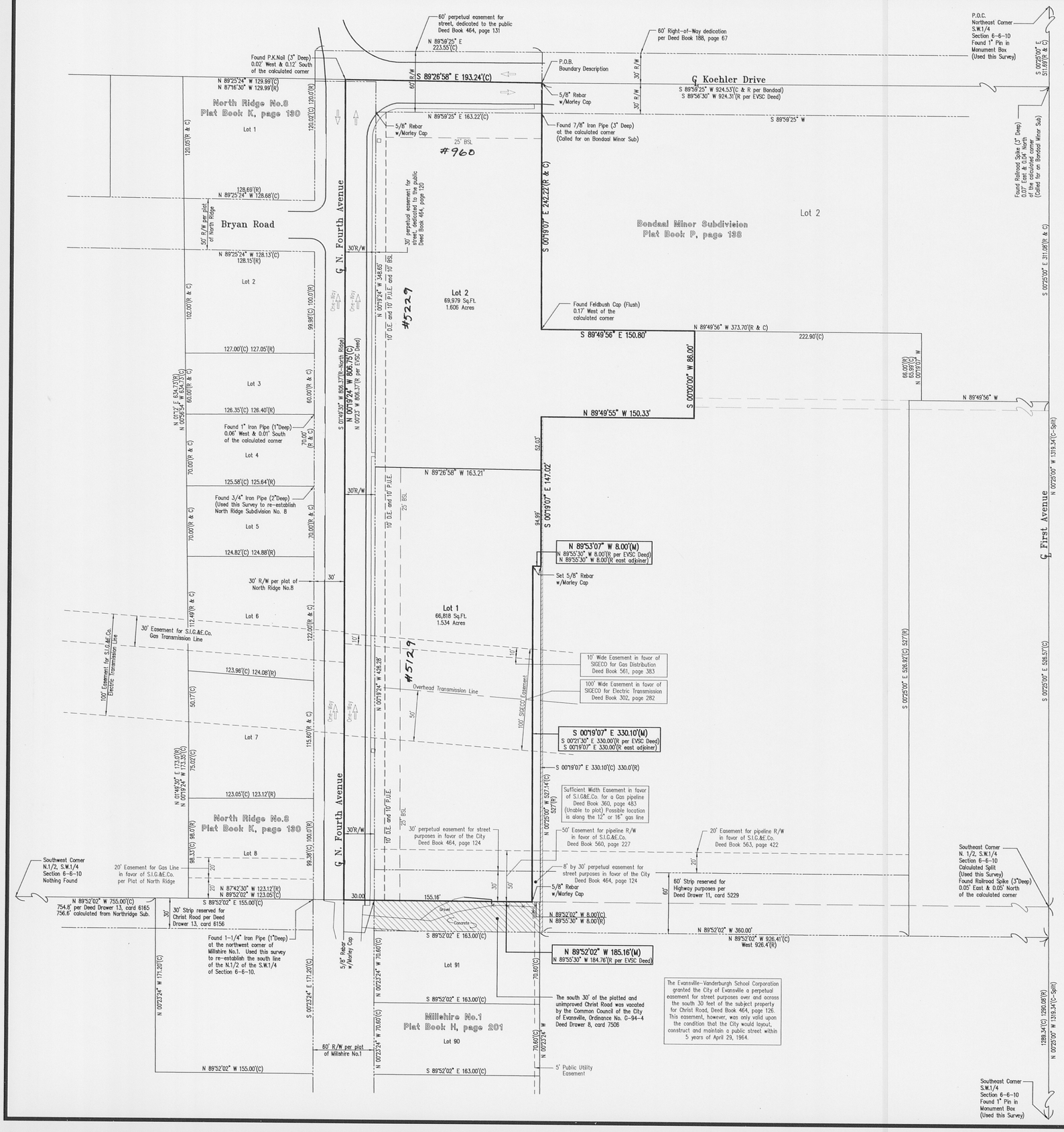
Ck easement Applying to this deed see Deed Drawer ____ card ____
Instr 04-30463

RECEIVED FOR RECORD
DATE 3-31-03 11:54 A M
PLAT BOOK R-50
PAGE 50
INSTR # 2003R00014093
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Library Minor Subdivision



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
#2128
MAR 31 2003
Bill Fluty
AUDITOR

General Notes

Flood Plain Data: Per F.I.R.M. Panel Number 180257 0001 B, dated October 15, 1981, Vanderburgh County, Indiana, the subdivision does not lie within the designated 100 year flood zone A. The site does lie in Zone C.

Access: Lot 1 shall access North Fourth Avenue. Lot 2 may access North Fourth Avenue and/or Koehler Drive.

Utilities: Sanitary sewers will be extended to the site. Water is available on site.

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

First floor grades shall be set to allow for proper drainage away from buildings. All first floor grades shall conform to local and state enforced building codes.

Storm Drainage Maintenance: The individual lot owner(s) shall be responsible, including financially, for maintaining that part of the storm water drainage system easements which exists on his or her property, including:

1. Mowing grass, controlling weeds, and maintaining the designed cover of waterways, storage basins, and easements in accordance with applicable ordinances.
2. Keeping all parts of the storm water drainage system operating as designed and as constructed; and free of all trash, debris, and obstructions to the flow of water.
3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
4. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easement which lies on his or her property.
5. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the Board of Public Works.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the Board of Public Works and with all Federal, State and Local erosion control laws.

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.

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

Boundary Description

Part of the Southwest Quarter of Section 6, Township 9 South, Range 10 West, in Center Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter Section; thence along the east line of said Quarter Section, South 00 degrees 25 minutes 00 seconds East 311.69 feet to the Northeast corner of Bondeal Minor Subdivision as recorded in Plat Book P, Page 138 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said subdivision, South 89 degrees 59 minutes 25 seconds West 924.53 feet to the Northwest corner thereof, said point being the true point of beginning; thence along the west line of said subdivision, South 00 degrees 19 minutes 07 seconds East 242.22 feet to the southwest corner thereof; thence along the south line of said subdivision, South 89 degrees 49 minutes 56 seconds East 150.80 feet; thence South 00 degrees 00 minutes 00 seconds West 86.00 feet; thence North 89 degrees 49 minutes 55 seconds West 150.33 feet to a point on the extended west line of said Bondeal Minor Subdivision; thence along the extended west line of said subdivision, South 00 degrees 19 minutes 07 seconds East 147.02 feet; thence North 89 degrees 53 minutes 07 seconds West 8.00 feet; thence South 00 degrees 19 minutes 07 seconds East 330.10 feet to a point on the south line of the North Half of the Southwest Quarter of said Section; thence along the South line of said Half Quarter Section, North 89 degrees 52 minutes 02 seconds West 185.16 feet to the Southeast corner of North Ridge No. 8 as recorded in Plat Book K, Page 130 in the office of said Recorder, said point also being in the center of N. Fourth Avenue; thence along the east line of said North Ridge No. 8 and along the center of said Road, North 00 degrees 19 minutes 24 seconds West 806.75 feet to the Northeast corner of said subdivision; thence South 89 degrees 26 minutes 58 seconds East 193.24 feet to the true point of beginning and containing a Gross Area of 3.811 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.

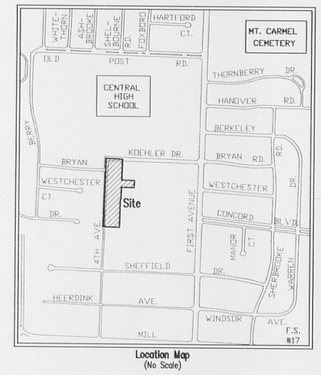
Witness my hand and seal this 27th day of March 2003.

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

Scott D. Buedel

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

R-50



Location Map
(No Scale)

Owners 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 **Library Minor Subdivision**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of public Utilities and Ingress and egress.

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 structures other than such utility facilities shall be located within said areas of land and 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 **"D.E."** (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Evansville Vanderburgh Public Library
22 S.E. Fifth Street
Evansville, IN 47708-1604

Brenda Scheidler
President of the Board

Connie Davis
Secretary

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, Brenda Scheidler and Connie Davis 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 31st day of March 2003.

My Commission Expires:
May 10, 2010

Notary Public
Sandra Rangel
(typed or printed name)

Notary Resides in
Warrick
County, Indiana

SANDRA RANGEL
Notary Public State of Indiana
Commission Expires: May 10, 2010
Resident of Warrick, IN

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 March 11, 2003 at Sub-Review.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: Mar. 31, 2003

Apc# 4-MS-2003

5342 5342PLAT.dwg 3/27/03 SDB