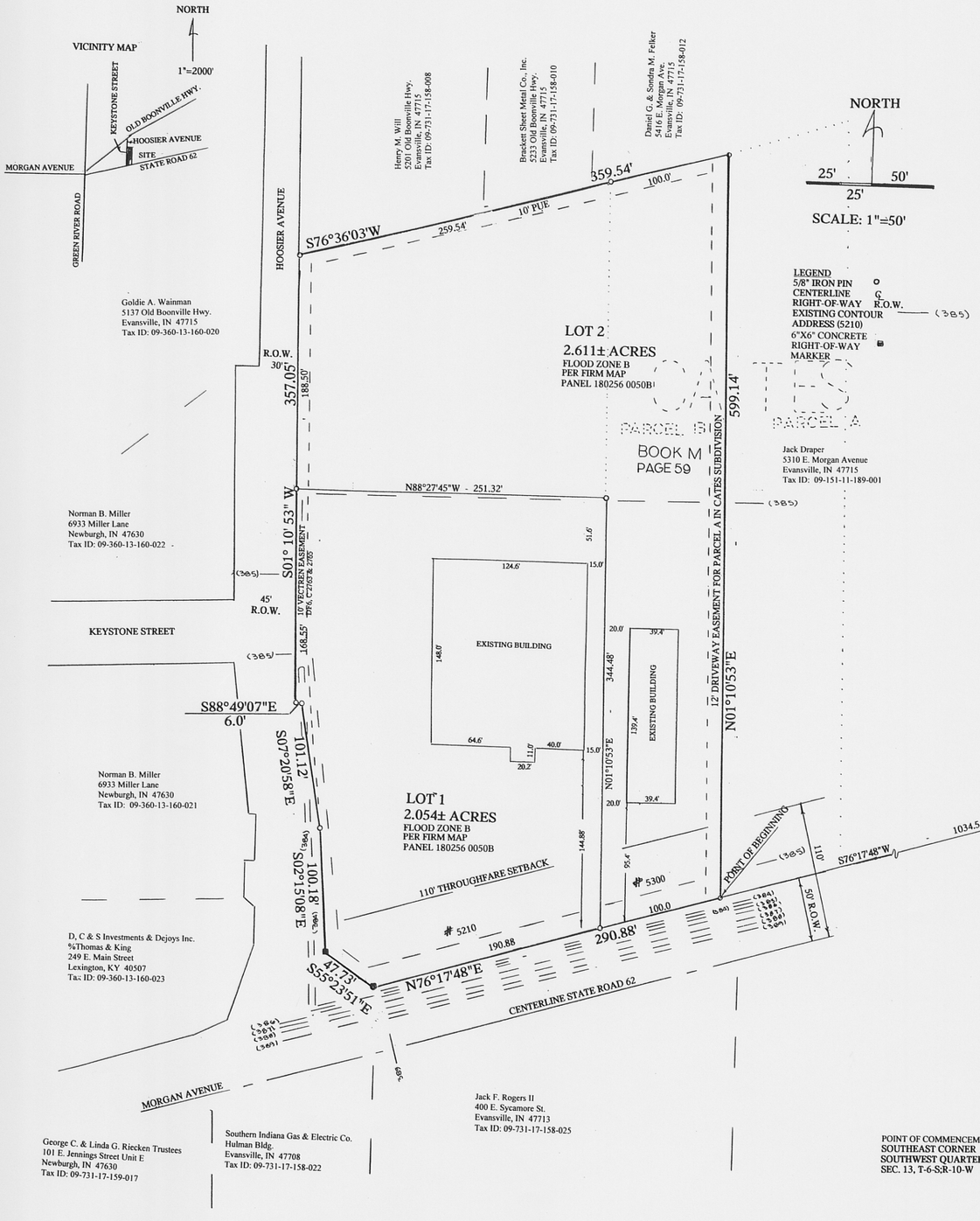
# T & M MINOR SUBDIVISION




## OWNER'S CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS **T & M MINOR SUBDIVISION**.

STRIPS OR AREAS OF LAND, OF THE DIMENSIONS SHOWN ON THIS PLAT AND MARKED **"PUE"** (PUBLIC UTILITY EASEMENT), ARE HEREBY DEDICATED 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 TH EPUBLIC UTILITY, TREES, OVERHANGING BRANCHES, BUSHES, UNDERBRUSH AND OBSTRUCTIONS. NO STRUCTURE 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.

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.

INDIVIDUAL LOT OWNERS SHALL MAINTAIN ALL PUBLIC UTILITY EASEMENTS ON THEIR LOTS. LOT OWNERS SHALL NOT CONSTRUCTION OR PLACE ANY OBSTRUCTION WITHIN ANY PUBLIC UTILITY EASEMENT.

OWNERS
LOT 1 & PART LOT 2 (PART SW¼, 13-6-10)

Johnny Wayne McKenzie

TSC INDUSTRIES, INC. 5210 E. MORGAN AVENUE, EVANSVILLE, IN 47715
JOHNNY WAYNE MCKENZIE, STORE MANAGER

PART LOT 2 (PART SW¼, 13-6-10 & PARCEL B IN CATES SUBDIVISION)

Michael D. Hughes | Christina M. Hughes

MICHAEL D. HUGHES
5300 EAST MORGAN AVENUE
EVANSVILLE, IN 47715

CHRISTINA M. HUGHES
5300 EAST MORGAN AVENUE
EVANSVILLE, IN 47715

**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 SUBDIVIDER, WHO ACKNOWLEDGED THE EXECUTION OF THE FOREGOING PLAT WITH THE DEDICAITONS AND RESTRICTIONS THEREON EXPRESS TO BE THEIR VOLUNTARY ACT AND DEED THIS 22nd DAY OF October, 2003.

MY COMMISSION EXPIRES:

June 17, 2006
I RESIDE IN VANDERBURGH COUNTY, IN

Lori J. Hargis
NOTARY PUBLIC

LORI J. HARGIS
TYPED OR PRINTED NAME

NOTARY PUBLIC SEAL
VANDERBURGH COUNTY
INDIANA

**SURVEYOR'S CERTIFICATE:**

I, William Y. Bivins, do hereby certify that I am a Licensed Land Surveyor in Compliance with the laws of the State of Indiana and further certify that this plat Correctly represents a survey completed by me on September 12, 2003.

Witness my hand and seal this 22nd day of October, 2003.

William Y. Bivins, LS910003

**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 Aug. 12, 2003.

President

Attest Executive Director

**Secondary Plat** complies with the Ordinance and is released for recording.

Executive Director

Nov. 5, 2003
Plat Release Date

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 05 2003

AUDITOR

11·05·03 10:09A
R-77
2003R00051462

# 8118

## BOUNDARY DESCRIPTION

A REPLAT OF PARCEL B IN CATES SUBDIVISION AS RECORDED IN PLAT BOOK M, PAGE 59 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA AND PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 WEST, KNIGHT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00° 02' 16" WEST, ALONG THE EAST LINE THEREOF, 775.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF STATE ROAD 62; THENCE SOUTH 76° 17' 48" WEST, ALONG SAID RIGHT-OF-WAY, 1034.54 FEET TO A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID PARCEL B IN CATES SUBDIVISION AND THE POINT OF BEGINNING; THENCE NORTH 01° 10' 53" EAST, ALONG THE EAST LINE THEREOF, 599.14 FEET TO A 5/8" IRON PIN, FOUND AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE SOUTH 76° 36' 30" WEST, ALONG THE NORTH LINE THEREOF AND THROUGH THE NORTHWEST CORNER, 359.54 FEET TO A IRON PIN FOUND ON THE EAST RIGHT-OF-WAY OF HOOSIER AVENUE; THENCE SOUTH 01° 10' 53" WEST, ALONG SAID RIGHT-OF-WAY, 357.05 FEET TO A 5/8" IRON PIN, FOUND; THENCE SOUTH 88° 49' 07" EAST, ALONG SAID RIGHT-OF-WAY, 6.0 FEET TO A 5/8" IRON PIN, FOUND; THENCE SOUTH 07° 20' 58" EAST, ALONG SAID RIGHT-OF-WAY, 101.12 FEET TO A 5/8" IRON PIN, FOUND; THENCE SOUTH 02° 15' 08" EAST, ALONG SAID RIGHT-OF-WAY, 100.18 FEET TO A 6" X 6" CONCRETE RIGHT-OF-WAY MARKER; THENCE SOUTH 55° 23' 15" EAST, ALONG THE RIGHT-OF-WAY OF STATE ROAD 62, 47.73 FEET TO A 6" X 6" CONCRETE RIGHT-OF-WAY MARKER; THENCE NORTH 76° 17' 48" EAST, ALONG SAID RIGHT-OF-WAY, 290.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.665 ACRES, MORE OR LESS.

## GENERAL NOTES:

TEMPORARY EROSION CONTROL:

Slopes 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 grading and seeding.

THIS SUBDIVISION LIES WITHIN FLOOD ZONE B PER FIRM COMMUNITY-PANEL MAP 180256-0050-B DATED MARCH 19, 1982.
BASE FLOOD ELEVATION: 385.0
FLOOD PROTECTION GRADE: 387.0

EVANSVILLE CITY WATER AND SEWER ARE ON BOTH LOTS. VECTREN ELECTRIC IS ON BOTH LOTS.

R·77

Apc. 17-MS-2003