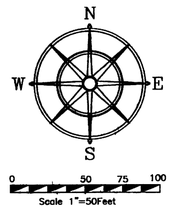
Angela Effinger Minor Subdivision



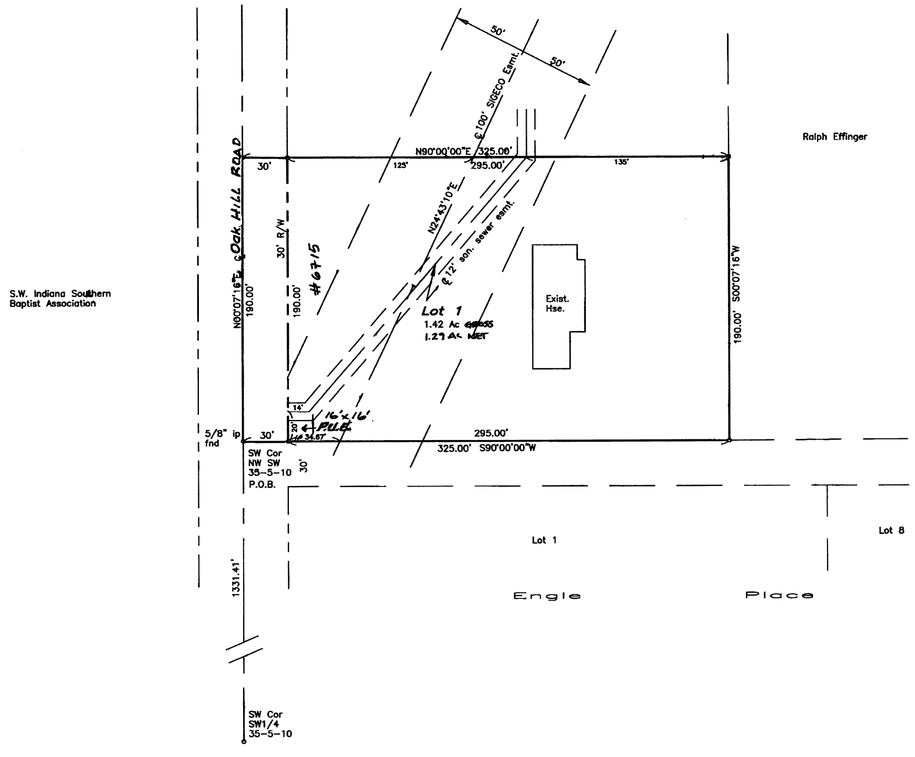
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 3 0 2004

Bill Hutz
AUDITOR
#5331

RECEIVED FOR RECORD
DATE 07-30-04 11:21 AM
PLAT BOOK R-
PAGE 123
INSTR # 2004R00026737
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Billy T Nicholson 3520 Lakewood Drive Mount Vernon Indiana ~ 47620 ~ (812) 838-2347



GENERAL NOTES

TEMPORARY EROSION CONTROL:
Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

UTILITIES:
All utilities available at site.

FLOOD PLAIN DATA:
This subdivision lies entirely within Flood Hazard Zone "C" as plotted by scale from the document entitled Flood Insurance rate Map, Community Panel Number 180256 0025C, dated Aug. 5, 1991.

PROPERTY CORNER MARKERS:
All lot corners marked with a 5/8" rebar\surveyor cap except as noted.

LEGEND & MISC. NOTES
R/W Right Of Way
P.U.E. Public Utility Easement

SURVEYOR'S CERTIFACTE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 1.1, of the Indiana Administrative Code and accordingly under my supervision. This is a class "B" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No.7964

Date 7/16/04

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by 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 approval by the Area Plan commission of Evansville and Vanderburgh County at a meeting held on July 13, 2004 AT SUB REVIEW

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

July 30, 2004
Plat Release Date

BOUNDARY DESCRIPTION

part of the North west Quarter of the Southwest Quarter of Section 35, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 35, thence N00°07'16"E along the West line thereof and being the center of Oakhill Road 190 feet, thence N90°00'00"E and parallel with the South line of said Quarter Quarter Section 325.00 feet, thence S00°07'16"W 190.00 feet to the South line of said Quarter Quarter Section, thence S90°00'00"W along said South line 325.00 feet to the place of beginning and containing 1.42 acres more or less.

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as ANGELA EFFINGER MINOR SUB

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 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.

Angela Effinger
6715 Oakhill Rd.
Evansville, IN 47711

Angela Effinger Angela T Effinger

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 owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed. Witness my hand and seal this 19th day of July, 2004, 2004

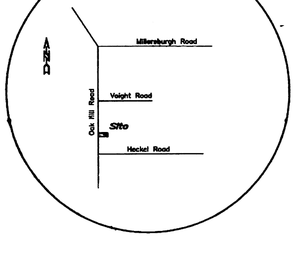
My commission expires 5/20/2012 Notary Public Margaret Anne Nicholson

Resident of Posey County Printed MARGARET ANNE NICHOLSON

NOTARY PUBLIC SEAL INDIANA

R-123

LOCATION MAP



R-123 APC# 30-MS-2004

Plat date: 07/16/04
File name: E:\EFINGER