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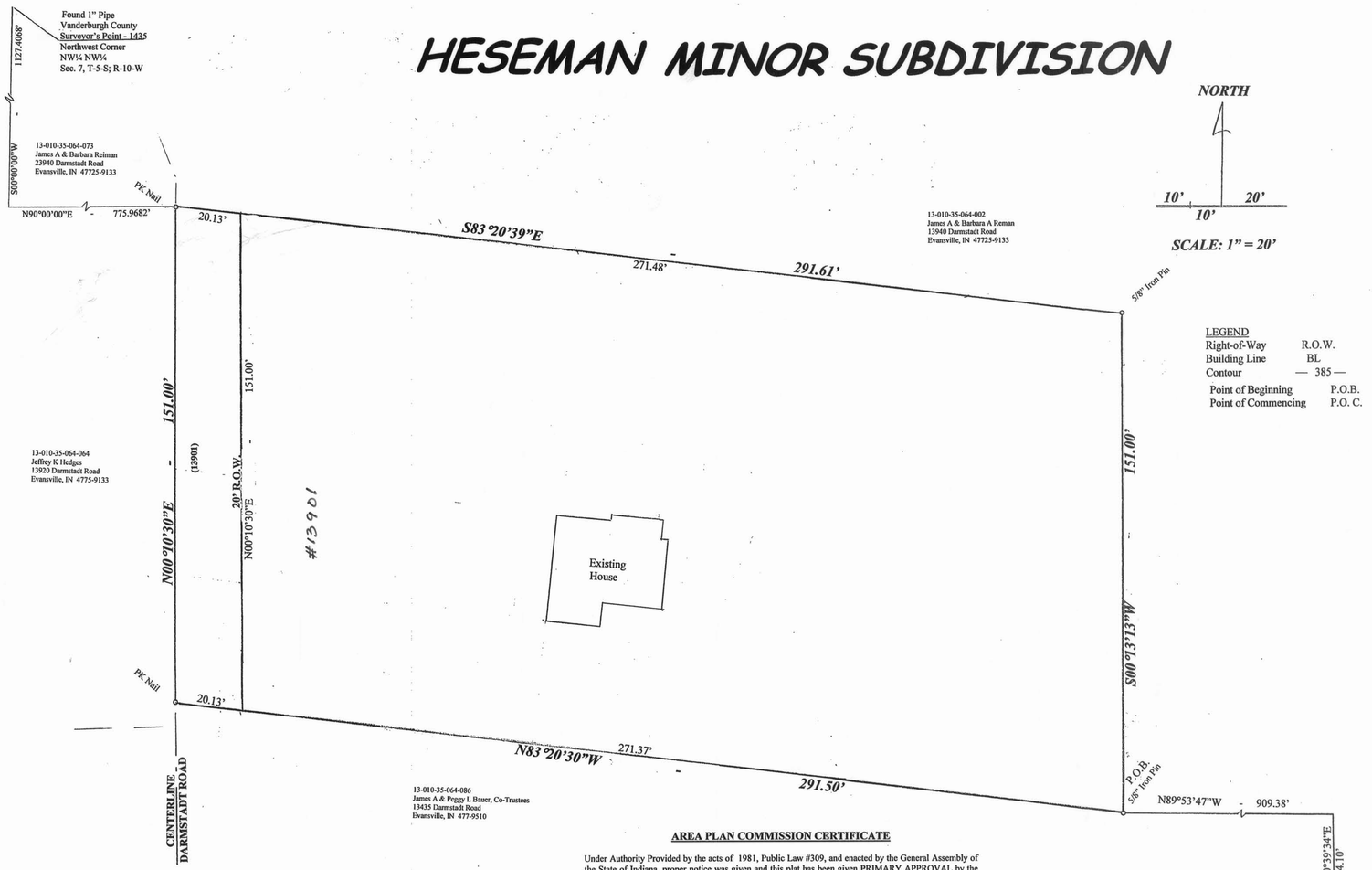
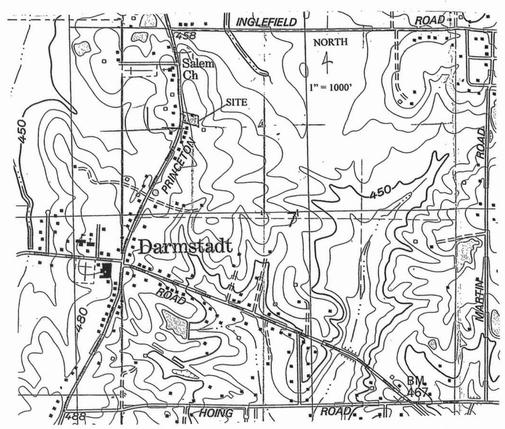
PAGE 86
INSTR # 2008R 000 06536
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

HESEMAN MINOR SUBDIVISION





LOCATION MAP

AREA PLAN COMMISSION CERTIFICATE

Under 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, 8th January 2008. AT 3rd Review.

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director

PLATE RELEASE DATE: Feb. 10, 2008

SURVEYOR'S CERTIFICATE

I, WILLIAM Y.BIVINS, 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 MOUNUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 24th DAY OF January, 2008

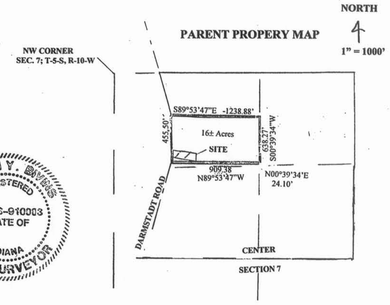
WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

WILLIAM Y. BIVINS, PLS
Indiana Registration No. LS80910003
ACCU LAND SURVEYING & ENGINEERING
10579 OAK GROVE ROAD
NEWBURGH, IN 47630

AFFIRMATION STATEMENT

I affirm under the penalty of perjury, that I have taken reasonable care to redact each social security number for this document.

William Y. Bivins, PE-LS
10579 Oak Grove Road
Newburgh, IN 47630



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section 7, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at a ¾ inch iron pin marking the Southeast Corner of said Quarter Quarter Section; thence North 00° 39' 34" East, along the East line thereof, 24.10 feet to a 5/8" iron pin; thence North 89° 53' 47" West - 909.38 feet to a 5/8" iron pin found at the POINT OF BEGINNING; thence North 83° 20' 30" West - 291.5 feet to a PK nail found in the centerline of Darmstadt Road; thence North 00° 10' 30" East, along said centerline, 151.00 feet to a PK nail, found; thence South 83° 20' 39" East - 291.61 feet to a 5/8" iron pin, found; thence South 00° 13' 13" West - 151.00 feet to the POINT OF BEGINNING and containing 1.00 acres, more or less.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 10 2008
AUDITOR
1474

GENERAL NOTES

Utilities: Water - Evansville Water Department
Sewer - Darmstrat Sewer Department

Flood Plain Data: The subject property does not lie within the limits of the 100 year flood zone as plotted by scale on the Flood Insurance Rate Map for Evansville, Indiana. Community Panel Number 180256 0025 C, dated August 5, 1991.

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

Property Corner Markers:
West Corners are marked with PK Nails. East Corners are marked with 5/8" diameter iron pins.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon, lay-off, plat and subdivide said real estate and designate it as **Heseman Minor Subdivision.**

Any additional road right-of-way, shown and not previously dedicated, is hereby dedicated to public use.

Strips of land shown on this plat and marked P.U.E "Public Utilities Easement" are reserved for the installation, maintenance, and repair of the various utility services, and are subject to all times to the property authorities and to the easements hereon reserved. No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public and private utilities in these strips of land.

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.

Owner:

William Heseman

DATE: 1/24/08

William Heseman
13901 Darmstadt Road
Evansville, IN 47725

NOTARY CERTIFICATE

State of Indiana)
) SS
County of Vander burgh)

Before me, the Undersigned, a Notary Public in and for said County and State, personally appeared the herein named William Heseman real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS MY HAND AND SEAL: Elyata Jean Bivins
Elyata Jean Bivins - Notary Public

MY COMMISSION EXPIRES: September 10, 2014

MY COUNTY OF RESIDENCE IS: Warrick

NOTARY PUBLIC SEAL INDIANA

S-86
Apc # 1-MS-2008