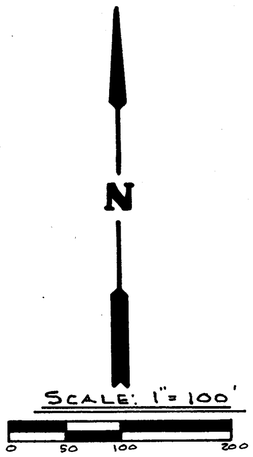
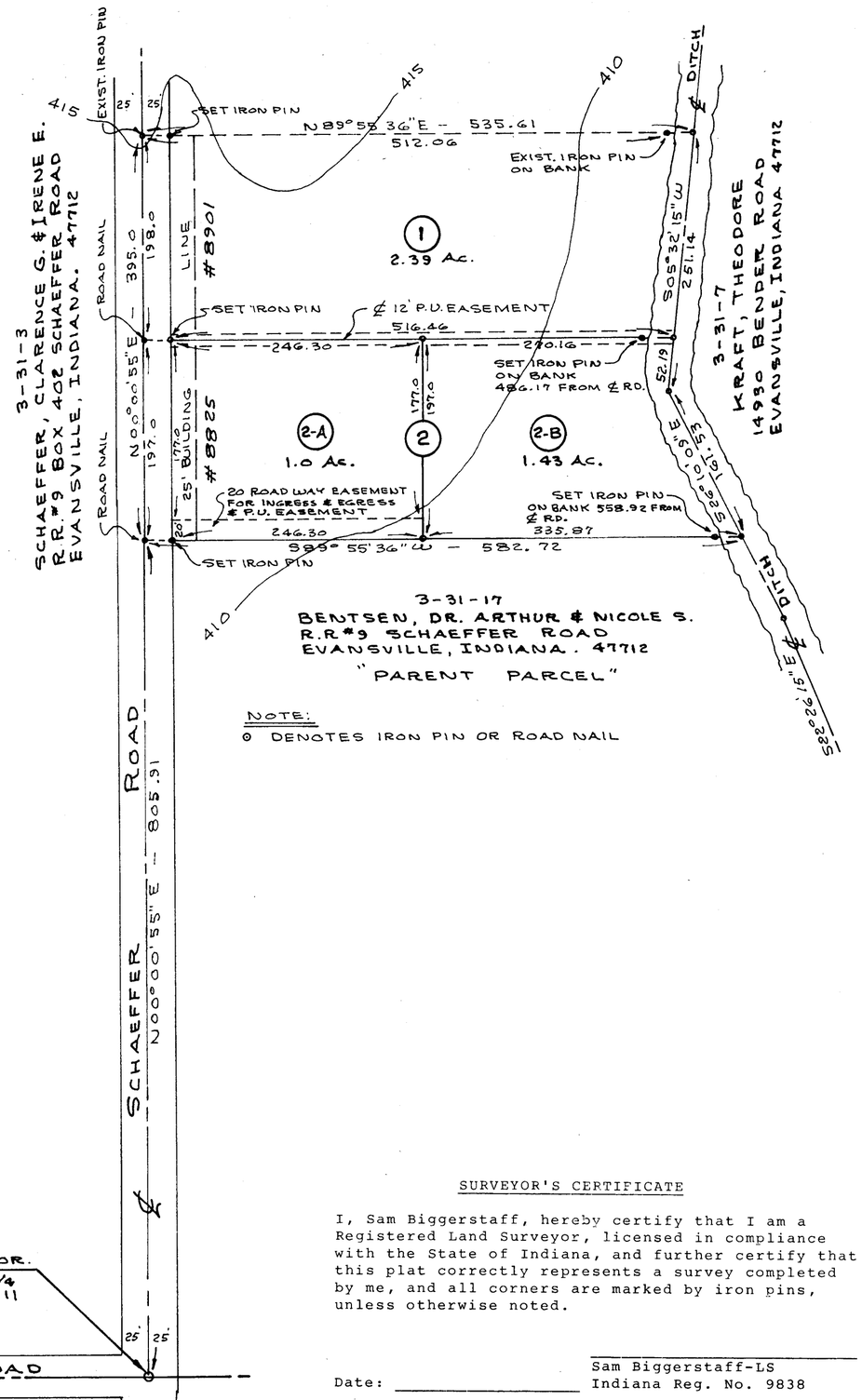
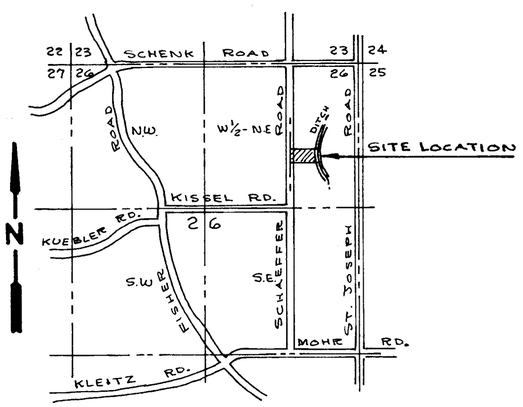
REPLAT LOT – 2
BENTSEN SUBDIVISON

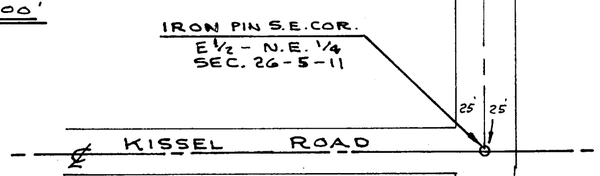




NOTE:
⊙ DENOTES IRON PIN OR ROAD NAIL



VICINITY MAP
SCALE: 1" = 2000'



Part of the East Half of the Northeast Quarter of Section Twenty-six (26), Township Five (5) South, Range Eleven (11) West, lying in Vanderburgh County, Indiana being more particularly described as follows:

Beginning at a point in the center of Schaeffer Road, which point is North 00 degrees 00 minutes 55 seconds East 805.91 feet from the Southeast corner of said half quarter section: from said point of beginning thence continue North 00 degrees 00 minutes 55 seconds East a distance of 395.0 feet; thence North 89 degrees 55 minutes 36 seconds East a distance of 535.61 feet to the center-line of a ditch; thence South 05 degrees 32 minutes 15 seconds West along said centerline of said ditch a distance of 251.14 feet; thence continue along centerline of said ditch South 26 degrees 10 minutes 09 seconds East for 161.53 feet; thence South 89 degrees 55 minutes 36 seconds West 582.72 feet to the point of beginning.

OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land , but owners in this subdivision shall take their titles subject to the rights of the public utilities.

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on _____, 198 .

_____ President _____ Executive Director

Plat Release _____ _____ Executive Director

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of _____ County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this ____ day of _____, 198 .

My commission expires: _____ _____ Notary public

_____ _____ Printed

Resident of _____

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

Date: _____ Sam Biggerstaff-LS
Indiana Reg. No. 9838

NOTES:

These notes are required by the Area Plan Commission.

1. Utilities: Electric is available at the site and water is available from the German Township Water District
2. Flood: By using FIRM Panel 75 of 100, dated March 19, 1982, for Vanderburgh County, Indiana and by using the last elevation of 378.0, which is listed at the limits of the detailed study at Allen Lane. From this point the 378.0 elevation was pro-rated to the North to arrive at an elevation of 398.0. The proration was determined by subtracting the next lower elevation divided by the distance between to two points.
3. Soil: Stendal Silt Loam, 0 to 2 percent slopes, slow run-off, according to the Soil Survey of Vanderburgh County, Indiana.
4. Erosion Control: The disturbed areas 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 of soils and must remain in place until final grading and shaping.
5. Zoning: The zoning at this site, as well as the adjoining properties is agricultural.
6. Owner and Developer: LARRY COLLINS 3034 N. FULTON AVE.
7. Engineer and Surveyor: Sam Biggerstaff 1270 MAXWELL AVE.