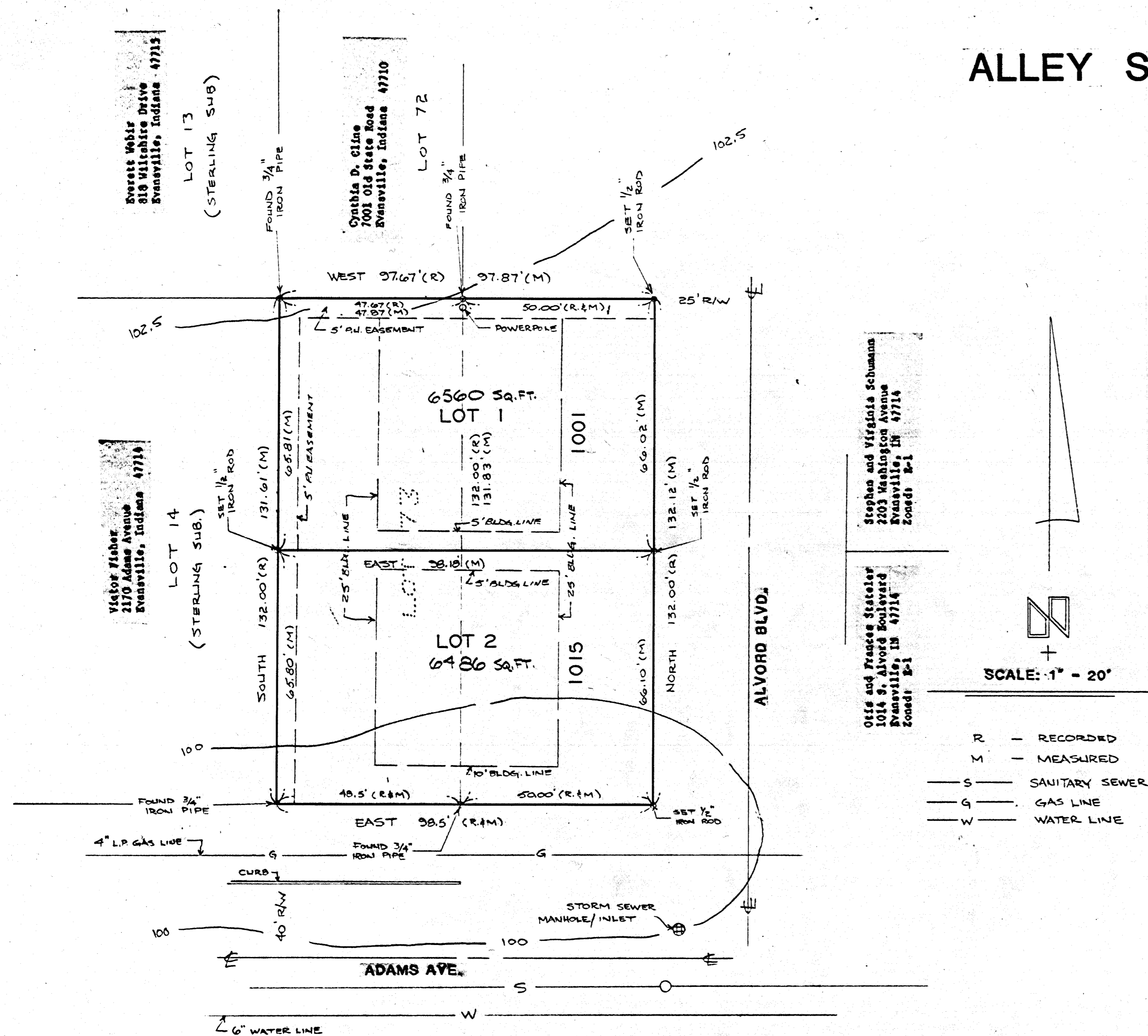


# ALLEY SUBDIVISION

84-09446

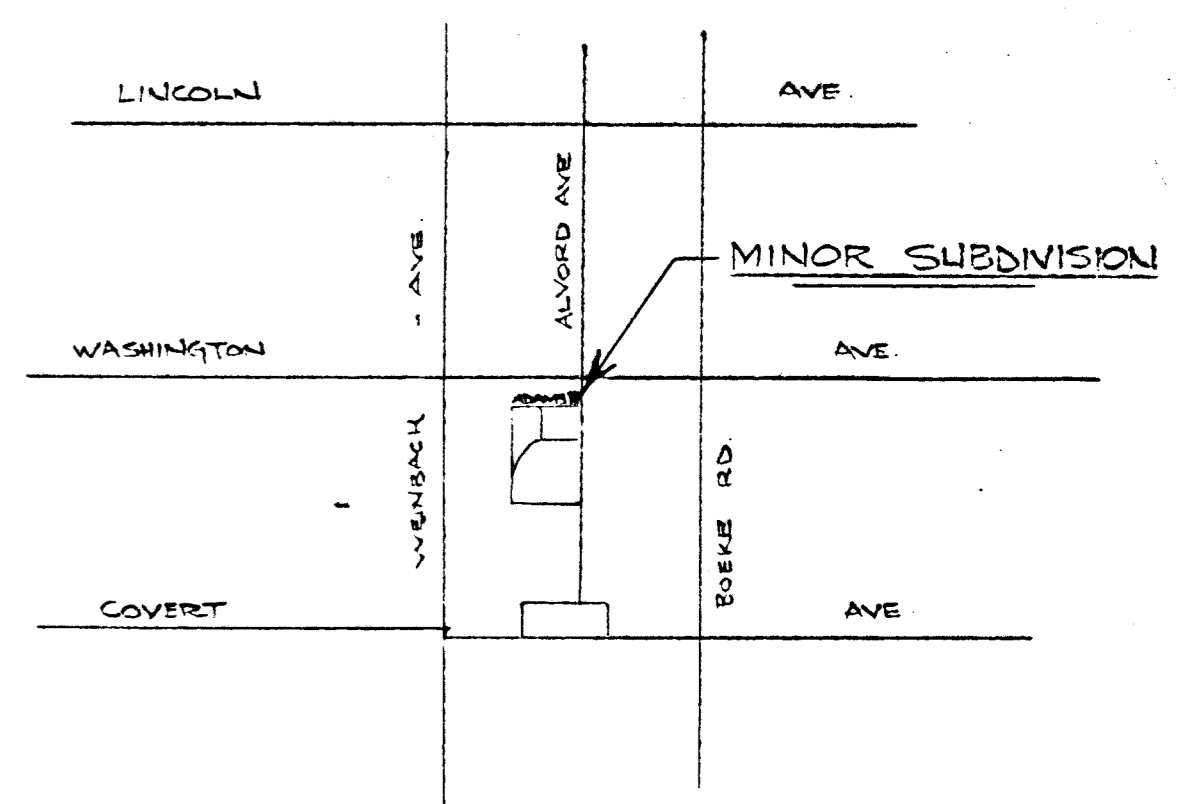


Stephen and Virginia Schumann  
101 Washington Avenue  
Evansville, IN 47714  
Zoned: R-1

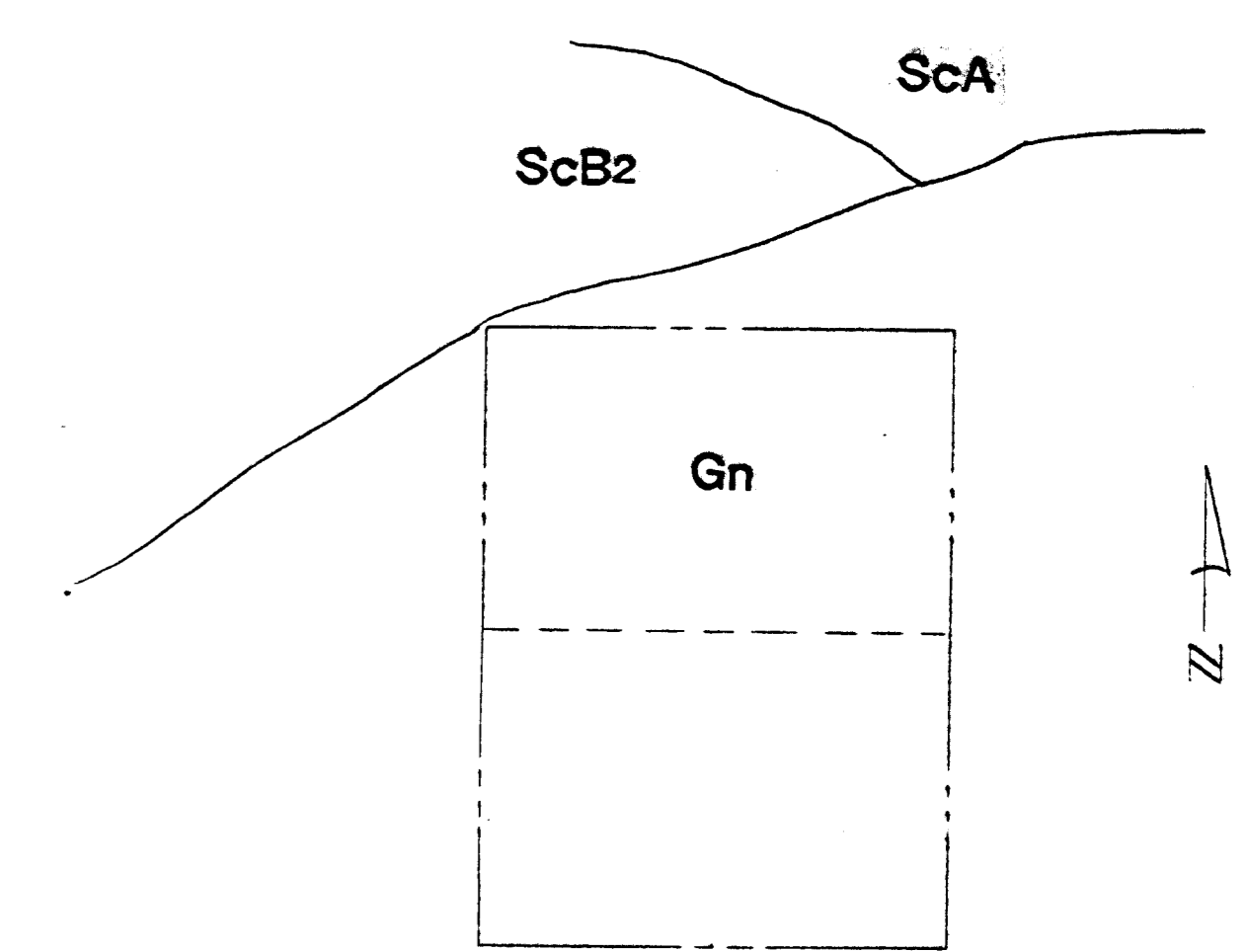
Old and Francis Stetler  
101 Washington Avenue  
Evansville, IN 47714  
Zoned: R-1

SCALE: 1" = 20'

R - RECORDED  
M - MEASURED  
S - SANITARY SEWER  
G - GAS LINE  
W - WATER LINE



LOCATION MAP



SOIL MAP

**LEGAL DESCRIPTION**  
Lot 73, Section A, LORRAINE PARK, an Addition to the City of Evansville as per plat thereof, recorded in Plat Book R, pages 237 and 238. ALSO: That part of vacated South Alvard as vacated by the Common Council in the City of Evansville, Indiana as shown in Deed Drawer #1, Card #882 in the office of the Recorder of Vanderburgh County, Indiana.

**OWNERS' CERTIFICATE**

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

*Wayne Alley*

**APPROVAL CERTIFICATE**

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana. Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the common council of the City of Evansville and an ordinance adopted by the Board of County Commissioners Vanderburgh County, Indiana, the plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on April 25, 1984.

Plat Release-County Auditors Certificate Received.

PRESIDENT *Barbara P. Cunningham*  
SECRETARY  
DATE May 15, 1984

**NOTARY CERTIFICATE**

State of Indiana SS:  
County of Vanderburgh  
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.  
Witness my hand and Notarial Seal this 14th day of May, 1984  
My Commission Expires 9-23-84  
*Deborah M. Bejard* Notary Public  
A Resident of Vanderburgh County

**SURVEYOR'S CERTIFICATE**

I, Ralph A. Easley, Jr., hereby certify that I am a professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on APRIL 12<sup>TH</sup>, 1984; that all the monuments shown thereon actually exist; and that their location, size, type, and material are accurately shown.

SEAL  
*Ralph A. Easley, Jr.*  
Ralph A. Easley, Jr.  
Indiana Reg. No. S 0006

DULY ENTERED FOR TAXATION  
MAY 15 1984 2333  
*Bliss Mc Bride* RECORDER

M-60

**AE ANDY EASLEY ENGINEERING**  
LAND SURVEYING  
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

PLAT OF  
**ALLEY SUBDIVISION**  
2172 ADAMS AVE.  
EVANSVILLE, INDIANA

APPROVED BY: *Ralph A. Easley, Jr.*  
DATE: MARCH 12, 1984 SCALE: 1" = 20'  
NO. DATE BY DRAWN BY: S.A.S. JOB NO.: 429  
REVISIONS CHECKED BY: *RAE* SHEET 1 OF 1

Maxwell B. and Helen I. Coddberg  
2169 Adams Avenue  
Evansville, IN 47714  
Zoned: R-1

Keith M. and Roberta N. Risson  
1051 Alvard Boulevard  
Evansville, IN 47714  
Zoned: R-1

William A. and Cecelia F. Couderc  
1050 Alvard Boulevard  
Evansville, IN 47714  
Zoned: R-1

- General Notes:**
- Owner/Developer: Wayne Alley
  - Utilities: Water, gas, electrical and sanitary sewer are available at the site.
  - Erosion Controls: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed with 45 days.
  - Zoning: All surrounding property and the Minor Subdivision is Zoned R-1.
  - Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 7 of 8, dated 10/15/81, for the City of Evansville, Indiana.
  - Soil Classification:  
G - Silt silt loam  
ScB2 - Scotoville silt loam, 2 to 4% slopes.  
ScA - Scotoville silt loam, 0 to 2% slopes.

