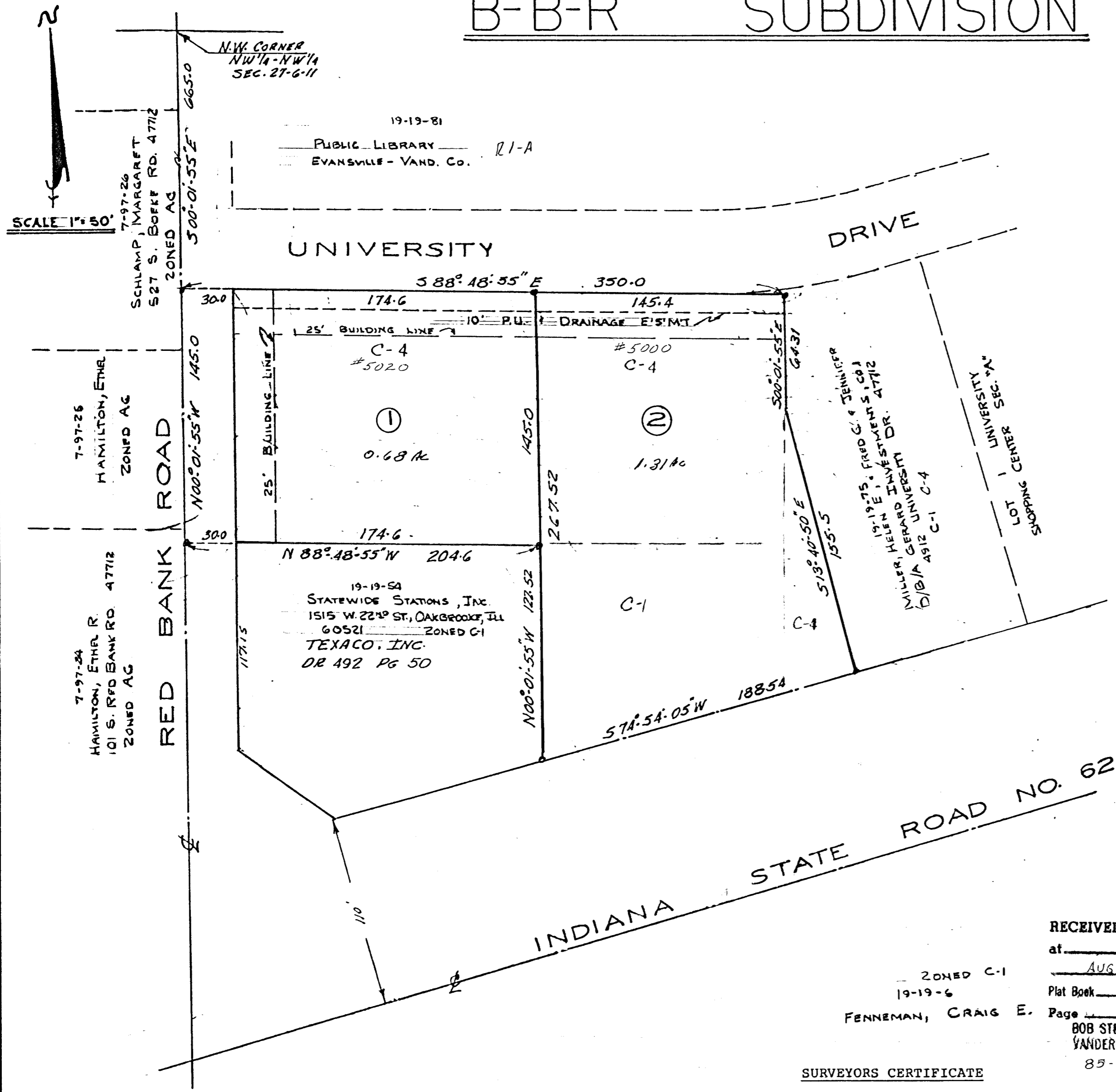


# B-B-R SUBDIVISION

A subdivision of part of the Northwest Quarter of the Northwest Quarter of Section Twenty-seven (27), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows.



Beginning at a point on the West line of said quarter quarter section which lies South 00 degrees 01 minute 55 seconds East a distance of 665.0 feet from the Northwest corner thereof; from said place of beginning thence South 88 degrees 48 minutes 55 seconds East for 350.0 feet; thence South 00 degrees 01 minute 55 seconds East for 64.31 feet; thence South 13 degrees 40 minutes 50 seconds East for 155.5 feet to a point on the North line of an easement for Indiana State Road No. 62 (Sec. U, Proj. No. 845, Sec. I); thence South 74 degrees 54 minutes 05 seconds West along the said North line for 188.54 feet to the East line of the property conveyed to Texaco Inc. by Warranty Deed, recorded July 22, 1966 in Deed Record 492, page 50 in the office of the Recorder of Vanderburgh County; thence North 00 degrees 01 minute 55 seconds West along the said East line for 122.52 feet to the Northeast corner thereof; thence North 88 degrees 48 minutes 55 seconds West along the North line of said Texaco Inc. property for 204.6 feet to a point on the West line of said quarter quarter section; thence North 00 degrees 01 minute 55 seconds West for 145.0 feet to the place of beginning.

The above described real estate has an easement of access to the roadway lying immediately to the North thereof, with free access to Red Bank Road and the main entrance road to Highway No. 62, as granted by a Warranty Deed, dated August 2, 1977 and recorded in Deed Record 651 page 275 in the office of said Recorder.

### OWNER'S CERTIFICATE

Black Beauty Coal Company, Inc., the Owner of the real estate shown and described hereon, by the action of its Senior Vice Pres. & Assistant Secretary, hereby plat and subdivide said real estate, as shown hereon, and designate the same as

B-B-R SUBDIVISION

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.

Black Beauty Coal Company, Inc.  
 by its John F. Dannheiser Sr. Vice-President and John L. Carroll Assistant Secretary

### NOTARY CERTIFICATE

STATE OF INDIANA )  
 COUNTY OF VANDERBURGH ) SS:  
 Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared John F. Dannheiser Sr. Vice-President and John L. Carroll, Assistant Secretary at Black Beauty Coal Company, Inc., an Indiana Corporation, and acknowledge the execution of this plat on behalf of said corporation as the voluntary act and deed of said corporation.

WITNESS my hand and seal this 31st day of July, 1985.  
 My Commission expires: July 19, 1986  
Charles J. Day Notary Public  
Charles J. Day Printed

RECEIVED FOR RECORD  
 at 3:11 P.M.  
AUGUST 5, 1985  
 Plat Book M  
 Page 112  
 BOB STEELE, RECORDER  
 VANDERBURGH COUNTY  
 85-14726

### SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

July 31, 1985 Date  
Sam Biggerstaff  
 Sam Biggerstaff-LS  
 Indiana Reg. No. 9838



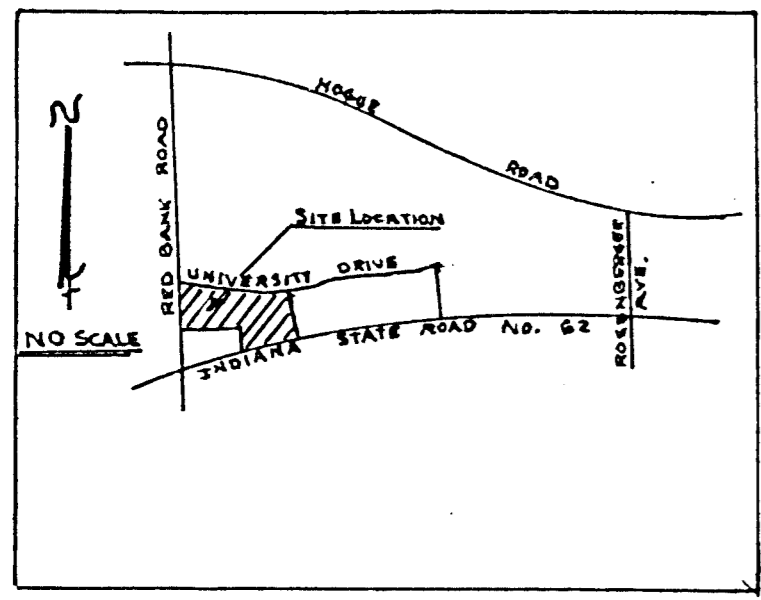
- NOTES:
- Utilities: All City utilities are available at site.
  - FLOOD: Property is located outside the 100 year flood zone according to FIRM Panel 3 of 8, dated October 15, 1981 for the City of Evansville, Indiana.
  - SOIL: AIB2, Alford Series, 2 to 6% slopes, medium runoff.
  - EROSION CONTROL: All disturbed areas to be mulched and seeded within 45 days of completion of cut and fill grading.
  - EASEMENTS: All easements shown are intended for utility use only.
  - ZONING: Subject property and adjacent properties are zoned as shown.

### 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 given SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on AUGUST 5, 1985.

Barbara L. Cunningham Executive Director  
Barbara L. Cunningham Executive Director

Plat Release AUGUST 5, 1985



JULY ENTERED FOR TAXATION  
 AUG 05 1985  
Alicia McBrine  
 4493

M-142