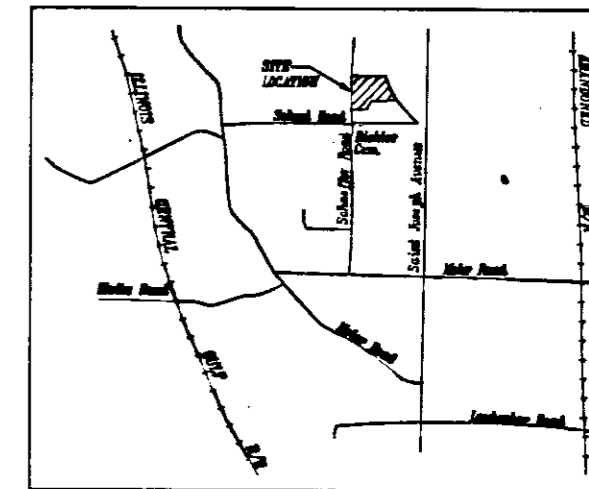


BENTSEN MINOR SUBDIVISION NUMBER 2

0-12

90-10337
RECEIVED FOR RECORD
at 8:24 A.M.
MAY 25 1990
Plat Book 0
Page 12
BOB STEELE, RECORDER
VANDERBURGH COUNTY



LOCATION MAP
SCALE 1" = 2000'

SCALE 1" = 100'



GENERAL NOTES

Flood Plain Data:

1) lot 3 and part of lot 4 shown hereon in this subdivision lie within the 100 Year Flood Zone (Special Flood Hazard Zone "A") as said tract plots by scale on Community Panel Number 180256 0075 B of the Flood Insurance Rate Maps for Vanderburgh County Indiana, dated March 19, 1982.

2) Per Vanderburgh County Building Commissioner February 7, 1990. The 100 Year Flood Elevation for Lot 3 and part of LOT 4 is 411.00. Minimum First Floor Elevation is 413.00.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Septic Systems: Septic tank permit must be obtained from the Vanderburgh County Health Department.

Utilities: Water is available at the site from German Township Water District. Electric is available at the site.

Zoning: Zoning of this property and the adjoining property is Agricultural.

Temporary Erosion Control:

Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #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 MAY 24, 1990.

Robert H. Banta, President
Barbara B. Cunningham, Executive Director
PLAT RELEASE DATE MAY 24, 1990
Barbara B. Cunningham, Executive Director



NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 23rd day of May, 1990

My Commission Expires: 2-10-93

Notary Resides in VANDERBURGH County, Indiana

Terrey A. Campbell
Notary Public
TERREY A. CAMPBELL
(typed or printed name)

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 25 1990

Tom Thompson
AUDITOR
2870

BOUNDARY DESCRIPTION BENTSEN MINOR SUBDIVISION NO. 2

Part of the East Half of the Northeast Quarter of Section 26, Township 5 South, Range 11 West in Vanderburgh County, Indiana, being more particularly described as follows:

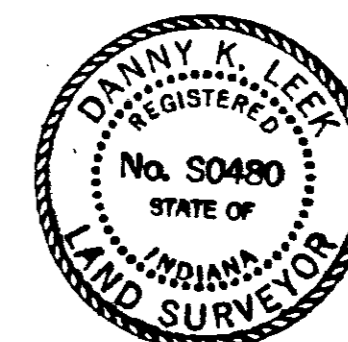
Commencing at the southwest corner of the East Half of the Northeast Quarter of Section 26-5-11, said point being south 89 degrees 55 minutes 02 seconds east 1306.94 feet from the southwest corner of the Northeast Quarter of said Section 26-5-11; thence along the west line of said East Half, north 00 degrees 00 minutes 55 seconds east 225.81 feet to the point of beginning; thence continue along the west line of said East Half, north 00 degrees 00 minutes 55 seconds east 587.04 feet to the southwest corner of Bentsen Subdivision, as per plat thereof recorded in Plat book N, page 10 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof south 89 degrees 55 minutes 36 seconds east 582.78 feet to the southeast corner thereof, said point being in the center of a drainage ditch; thence along said ditch line south 26 degrees 10 minutes 09 seconds east 87.87 feet; thence south 22 degrees 26 minutes 15 seconds east 224.48 feet; thence south 62 degrees 41 minutes 51 seconds east 100.00 feet; thence north 89 degrees 13 minutes 56 seconds west along said ditch line 208.48 feet; thence south 00 degrees 00 minutes 55 seconds west 190.00 feet to a fence corner; thence south 63 degrees 33 minutes 56 seconds east 151.41 feet; thence north 89 degrees 55 minutes 36 seconds west 274.32 feet to the point of beginning, containing 7.24 acres.

Subject to a 25 foot right-of-way of Schaeffer Road along the west side thereof.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, 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 on May 23, 1990, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23rd day of May, 1990



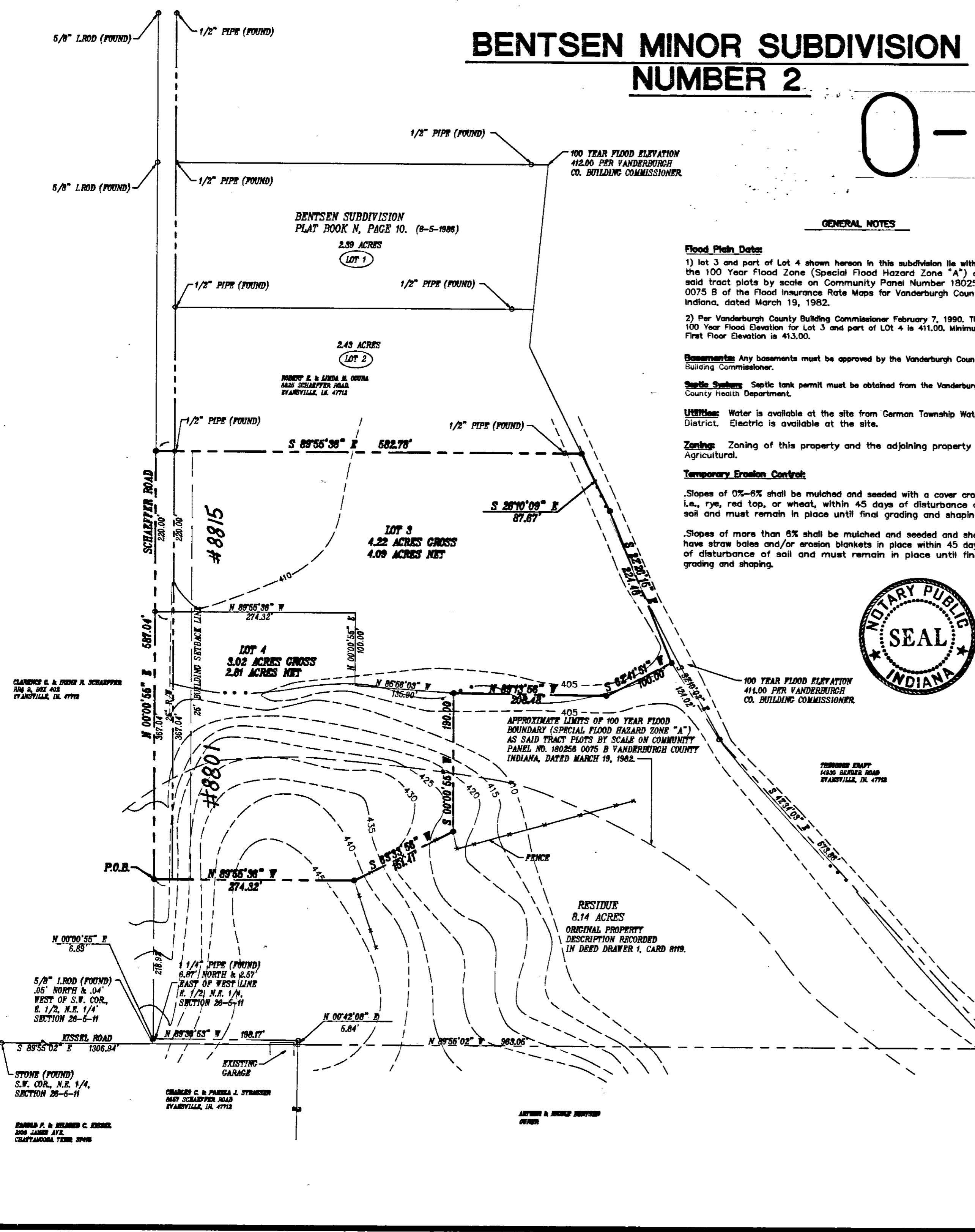
Danny K. Leek
Indiana Registration No. S0480



OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as: BENTSEN MINOR SUBDIVISION NO. 2. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use. No structures are to be erected or maintained upon or within the easement shown.

Arthur Bentsen
ARTHUR BENTSEN
350 Columbia Street
Suite 430
Evansville, IN. 47710



CLARENCE C. & DORIS R. SCHAFFER
Rm 2, Box 408
EVANSVILLE, IN. 47710

ROBERT E. & LINDA M. COVRA
ALSO SCHAFFER ROAD
EVANSVILLE, IN. 47710

TRUSSING CRAFT
1430 BLUEN ROAD
EVANSVILLE, IN. 47710

CLARENCE C. & PAMELA J. STAMMER
WEST SCHAFFER ROAD
EVANSVILLE, IN. 47710

ARTHUR & BECKIE BENTSEN
OWNERS

FRANK P. & HELEN C. KESSEL
2008 LAMAR AVE.
CRAFTSMAN TOWN 37408