

0014

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 1995

RECEIVED FOR RECORD at 9:44 A.M. OCT 13 1995 Plot Drawn BY AUGER Card 229 BETTY J. BERUBEN RECORDER VANDERBURGH COUNTY 0014

Angene M. Creek AUGER 5692

# EVANSVILLE DRYWALL MINOR SUBDIVISION

**MS-229**

## LEGAL DESCRIPTION REPLAT OF LOT # 4 OF EVANSVILLE INDUSTRIAL FOUNDATION RECORDED IN PLAT BOOK L PAGE 24

### OWNERS CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as EVANSVILLE DRYWALL MINOR SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width as shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strip of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements of said utility.

Strip of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water; provided, however, that public utilities are hereby permitted to cross such drainage easements with utility facilities; and provided that such facilities are not placed in such a manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Individual lot owners shall maintain all easements on their lots. Lot owners shall not construct or place any obstruction within any "Retention Basin Easement" or "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Retention Basin Easements" or "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

*David Dye*  
David Dye  
*Clarence S. Hahn*  
Clarence S. Hahn  
*Plummer E. Hahn*  
Plummer E. Hahn

*Judy Board*  
Judy Board  
*Charles Board*  
Charles Board  
*Chub Brault*  
Chub Brault

JEANETTE GROER  
C/O QUALITY HOME IMPROVEMENT INC.  
P.O. BOX 5672  
EVANSVILLE, IN. 47716

NOTARY CERTIFICATE  
5425 OAK GROVE RD.  
EVANSVILLE, IN. 47715

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 Owner and Subdivider, who acknowledged 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 29th day of August, 1995.

My Commission Expires: 6-13-99

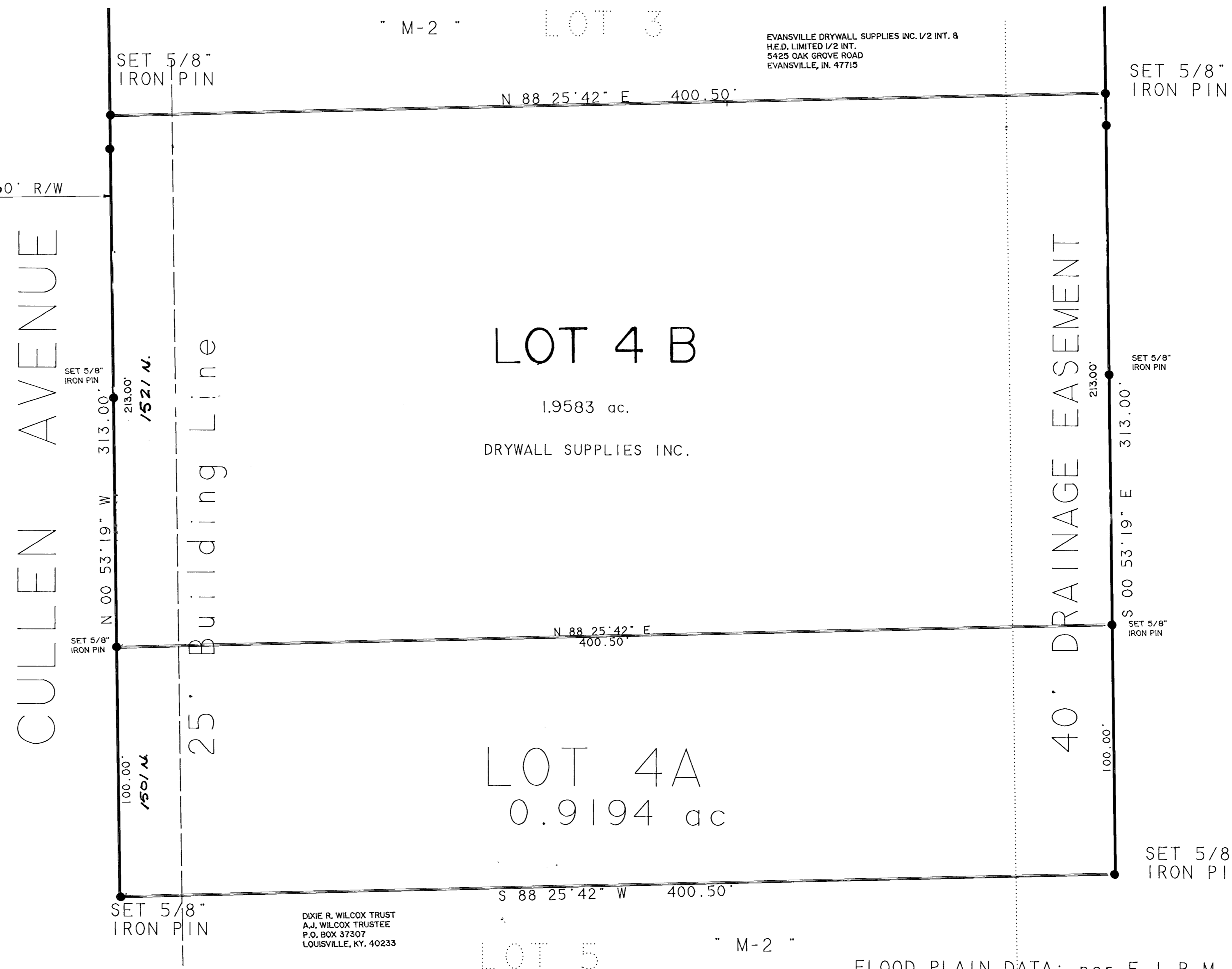
*Cynthia J. Kirchhoff*  
Cynthia J. Kirchhoff  
Notary Public  
County, IN.  
*Cynthia J. Kirchhoff*  
Typed or Printed Name

### 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 Minor Subdivision Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 10-13, 1995.

*Barbara L. Lunnagh*  
Barbara L. Lunnagh  
Executive Director  
*Barbara L. Lunnagh*  
Barbara L. Lunnagh  
Executive Director

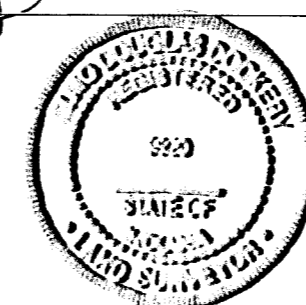
Plat Release Date: 10-13-95



I, Elmo D. Dockery, do 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 AUGUST 8, 1995 and that all monuments shown exist at the locations as noted.

WITNESS my hand and seal this 29th day of August, 1995.

*Elmo D. Dockery*  
Elmo D. Dockery, L.S.  
Indiana Register #9920



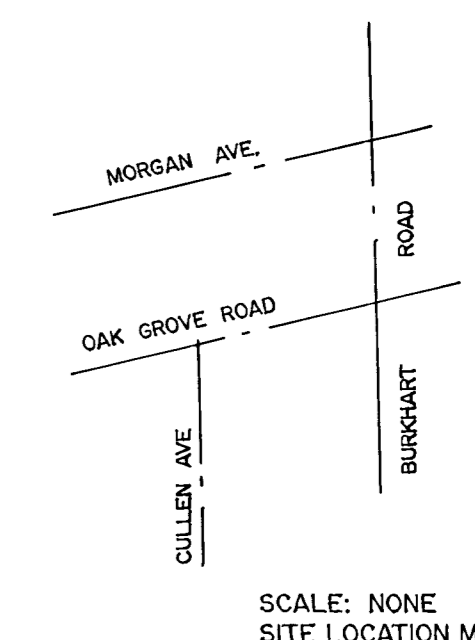
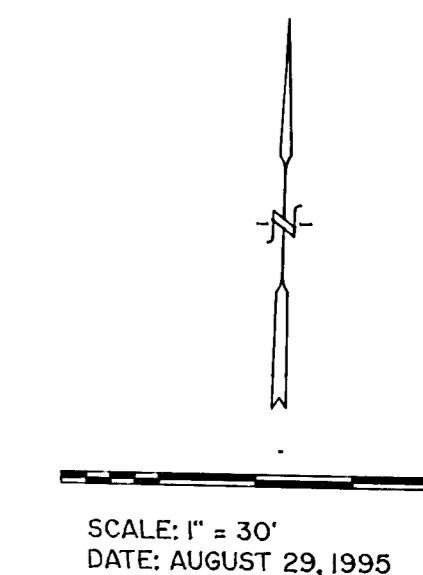
FLOOD PLAIN DATA: per F.I.R.M. Vanderburgh County, Indiana, Panel No. 180256 0025 C, dated August 5, 1991, part of the proposed site is within the designated Special Flood Hazard Zone "A".

Utilities: SOUTHERN INDIANA GAS AND ELECTRIC IS AVAILABLE. CITY OF EVANSVILLE WATER AND SEWER SYSTEM

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 5 days of disturbance of soil and must remain in place until final grading and shaping.

ZONING: The subject property is currently zoned M-2. The abutting property is also zoned M-2.



BERNHARDT REALTY AND INVESTMENT INC.  
1109 HWY # 652 WEST  
NEWBURGH, IN. 47630