

RECEIVED FOR RECORD  
 at 1:58 P.M.  
 JAN. 28, 1997  
 Plat Book P  
 Page 86  
 BETTY J. HERMAN RECORDER  
 VANDERBURGH COUNTY  
 CTRL. # 0074

# FONNER'S C. MINOR SUBDIVISION

# P-86

DULY ENTERED FOR TAXATION SUBJECT  
 TO FINAL ACCEPTANCE FOR TRANSFER

JAN 28 1997

*Suzanne M. Cress*  
 AUDITOR  
 430

### 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 FONNER'S C. 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.

*Steven A. Fonner*  
 Owner  
 Steven A. Fonner  
 6135 Dana Dr.  
 Evansville, In. 47720

### 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 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 27th day of March, 1996.

My Commission Expires:

*June 17, 1998*  
*Frank G. Stephens*  
 I reside in Vanderburgh County, IN. Notary Public

*Lori J. Stephens*  
 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 1996.

*Richard H. Bivins, Jr.*  
 President  
*Barbara L. Cunningham*  
 Executive Director  
*Barbara L. Cunningham*  
 Executive Director

Plat Release Date: *Jan. 28, 1997*

I, William Y. Bivins do hereby certify that I am a Licensed Land Surveyor in compliance with the laws of the State of Indiana and further certify that this plat correctly represents a survey completed by me on *March 1, 1996* and that all monuments shown exist at the locations as noted.

WITNESS my hand and seal this 7th day of March, 1996.

*William Y. Bivins*  
 WILLIAM Y. BIVINS, LS  
 IND. REG. 910003

### NOTE:

Minimum First floor Elevation for PARCEL 1 is to be at 388.0

### Erosion Control:

Slopes of 1-6% shall be seeded, i.e. rye and wheat (primarily fall planting) within 45 days of disturbances of soil. Slopes more than 6% shall have straw bales and, or erosion blankets in place within 5 days of disturbance. All protection must remain in place until final grading and shaping.

### Note:

A part of this subdivision is in areas of 100 year flood; base flood elevations and flood hazard factors not determined. (as shown)

FIRM COMMUNITY-PANEL # 180256 0100B

Dated March 19, 1982

### Note:

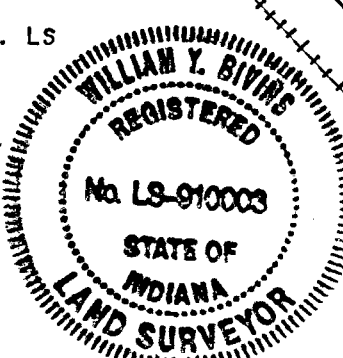
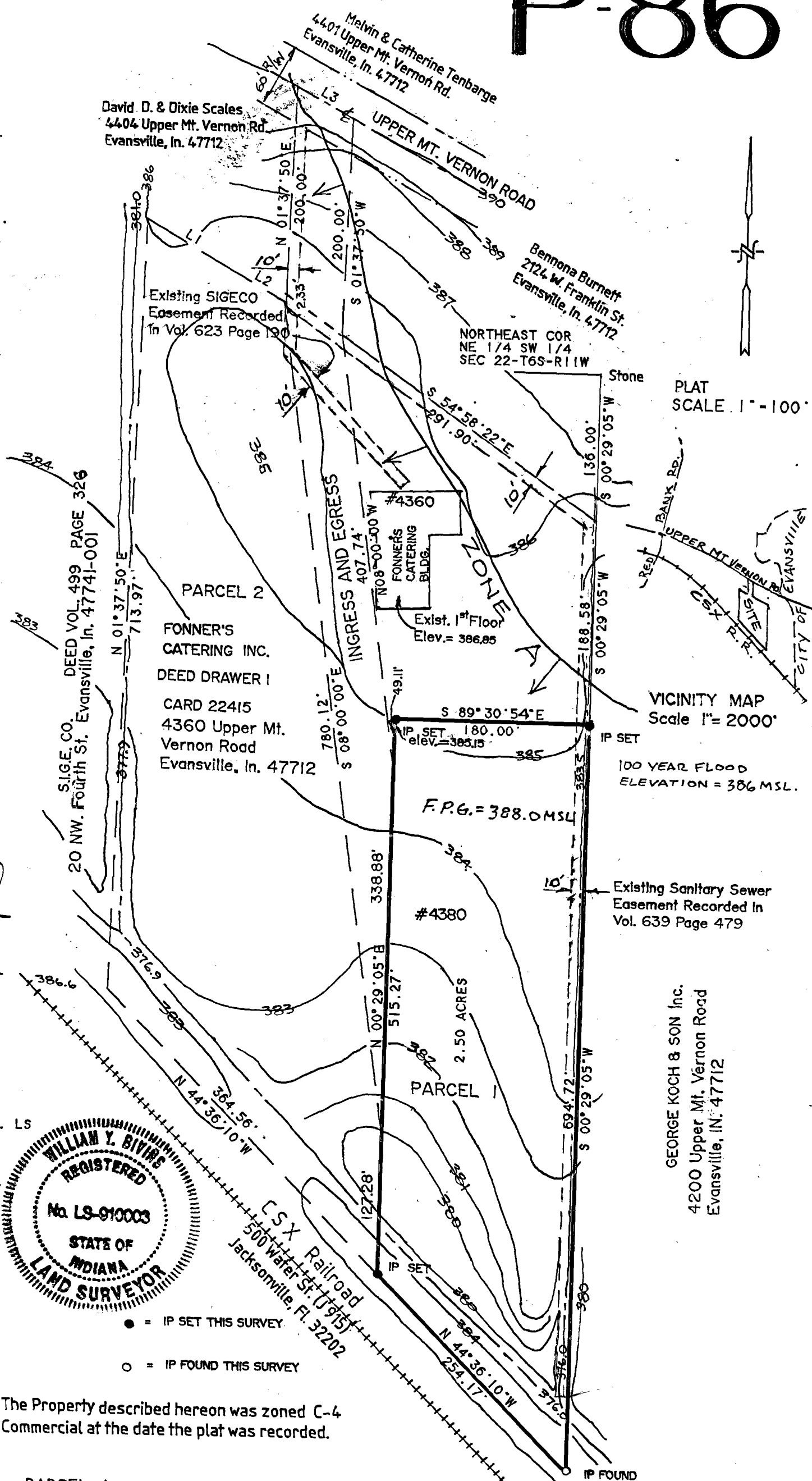
Evansville City water and sewer are available, SIGICO electric is on property

LINE	BEARING	DISTANCE
L 1	S 59° 38' 50" E	91.90'
L 2	S 60° 43' 10" E	58.10'
L 3	S 61° 21' 50" E	60.00'

### PARCEL 2

A part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter all in Section Twenty-two (22), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the STONE Being the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said section; thence South 0 degrees 29 minutes 05 seconds West, a distance of 136.00' to the POINT OF BEGINNING; thence continuing South 0 degrees 29 minutes 05 seconds West a distance of 188.58'; thence North 89 degrees 30 minutes 54" West a distance of 180.00'; thence South 0 degrees 29 minutes 05 seconds West a distance of 515.27'; thence North 44 degrees 36 minutes 10 seconds West a distance of 364.65'; thence North 01 degrees 37 minutes 50 seconds East a distance of 713.97'; thence South 59 degrees 38 minutes 50 seconds East a distance 91.90'; thence South 60 degrees 43 minutes 10 seconds East a distance of 58.10'; thence North 01 degrees 37 minutes 50 seconds East a distance of 200.00'; thence South 61 degrees 21 minutes 50 seconds East a distance of 60.00'; thence South 01 degrees 37 minutes 50 seconds West a distance of 200.00'; thence South 54 degrees 58 minutes 22 seconds East a distance of 291.90'; to the POINT OF BEGINNING and containing 5.77 acres more or less. EXCEPT THE INGRESS AND EGRESS EASEMENT as described.



The Property described hereon was zoned C-4 Commercial at the date the plat was recorded.

**PARCEL 1**  
 A part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter all in Section Twenty-two (22), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana and more particularly described as follows:  
 Commencing at the STONE Being the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said section; thence South 0 degrees 29 minutes 05 seconds West, a distance of 324.58' to the POINT OF BEGINNING; thence continuing South 00 degrees 29 minutes 05 seconds West along said line, a distance of 694.72'; thence North 44 degrees 36 minutes 10 seconds West, a distance of 254.17'; thence North 0 degrees 29 minutes 05 seconds East, a distance of 515.27'; thence South 89 degrees 30 minutes 54 seconds East, a distance of 180.00' to the POINT OF BEGINNING; said described tract containing 108,898.8524 square feet (2.5000 acres), more or less.

**INGRESS AND EGRESS EASEMENT**  
 A part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter all in Section Twenty-two (22), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana and more particularly described as follows:  
 Commencing at the STONE Being the Northeast Corner of the Northeast Quarter of the Southwest Quarter of said section; thence South 0 degrees 29 minutes 05 seconds West, a distance of 136.00'; thence North 54 degrees 58 minutes 22 seconds West, a distance of 291.90' to the POINT OF BEGINNING; thence North 1 degree 37 minutes 50 seconds East, a distance of 200.00'; thence North 61 degrees 21 minutes 50 seconds West, a distance of 60.00'; thence South 1 degree 37 minutes 50 seconds West, a distance of 200.00'; thence North 60 degrees 43 minutes 10 seconds West, a distance of 2.33'; thence South 8 degrees 29 minutes 05 seconds East, a distance of 780.12'; thence North 0 degrees 29 minutes 05 seconds East, a distance of 338.88'; thence North 8 degrees 00 minutes 00 seconds West, a distance of 407.74' to the POINT OF BEGINNING; said described tract containing 40,428.8624 square feet (0.9281 acre), more or less.  
 The above described Ingress and Egress Easement is subject to a 30 foot right-of-way along the entire north side for Upper Mt. Vernon Road.