

RAN-LOT SUBDIVISION

93-29218
 ONLY ENTERED FOR TAXATION SUBJECT
 TO FINAL ACCEPTANCE FOR TRANSFER.

RECEIVED FOR RECORD
 M. 3:43 P.M.
 OCT 26 1993
 Plat Book 0
 Page 130
 BETTY J. HERMANN RECORDER
 VANDERBURGH COUNTY
 93-29218

OCT 26 1993
 Sam Douglas
 AUDITOR
 5983

0-130

SURVEYORS CERTIFICATE
 I, John Leffel, 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, and that all monuments shown, exist at locations as noted.
 JOHN P. LEFFEL
 No. 10110
 STATE OF INDIANA
 LAND SURVEYOR
 SEPT 30, 1993
 John Leffel
 Ind. Reg. No. 10110

OWNERS CERTIFICATE
 We, the undersigned owners of the real estate shown and described hereon, do hereby lay-off, plat subdivide said real estate, as shown, and designate it as **RAN-LOT SUBDIVISION**

x Randall Nicely x Ella C. Nicely

NOTARY CERTIFICATE
 STATE OF INDIANA)
 COUNTY OF VANDERBURGH) SS:
 Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana personally appeared the above signed Randall Nicely the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed.

WITNESS my hand and seal this 27th day of September 1993.
 My Commission Expires: June 9, 1996
 Resident of Vanderburgh County
 Lucille V. Biggerstaff
 Notary Public
 Lucille V. Biggerstaff
 Printed

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 primary approval by the Area Plan Commission of Evansville and Vanderburgh County on OCTOBER 26, 1993.

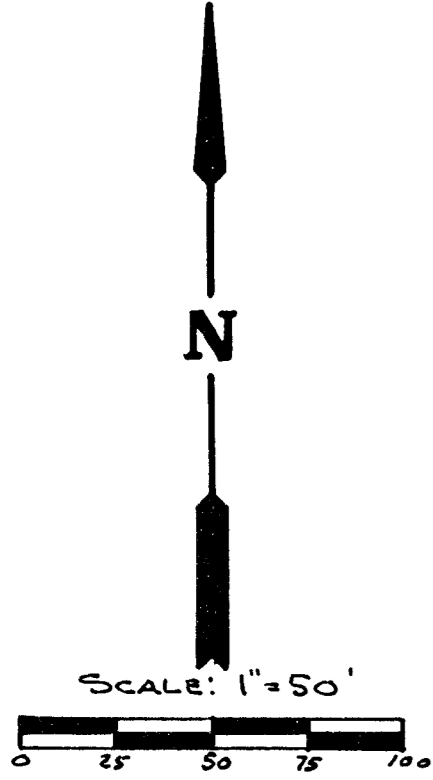
Plat Release OCTOBER 26, 1993
 Alfred H. Bana, Jr.
 President
 Barbara R. Lumm
 Executive Director
 Barbara D. Cunningham
 Executive Director

Part of the Southeast Quarter of Section Thirty-Three (33) Township Six (6) South, Range Ten (10) West in the City of Evansville, Indiana, more particularly described as follows:

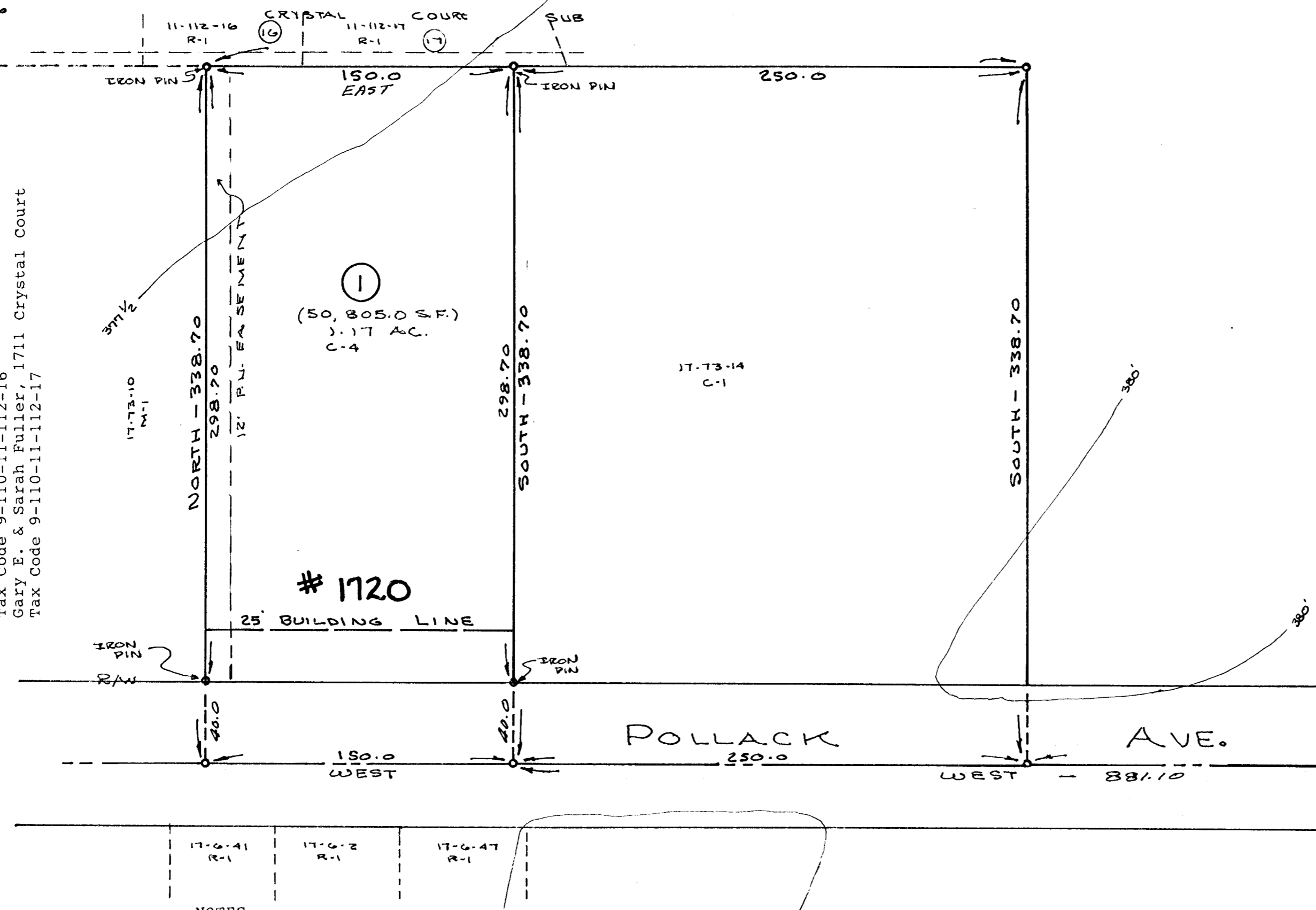
Beginning at a point on the South line of Section 33, Township 6 South, Range 10 West, 881.10 feet West of the Southeast corner thereof.

thence continuing along said South line West for 150.0 feet; thence North for 338.70 feet to a point on the South line of Crystal Court Subdivision, an addition to the City of Evansville, Indiana, as per plat thereof, recorded in Plat Book "J", page 136, in the Office of the Recorder of Vanderburgh County, Indiana; thence East along the South line of said Subdivision for 150.0; thence South for 338.70 feet to the aforementioned place of beginning and containing 1.17 acres, more or less.

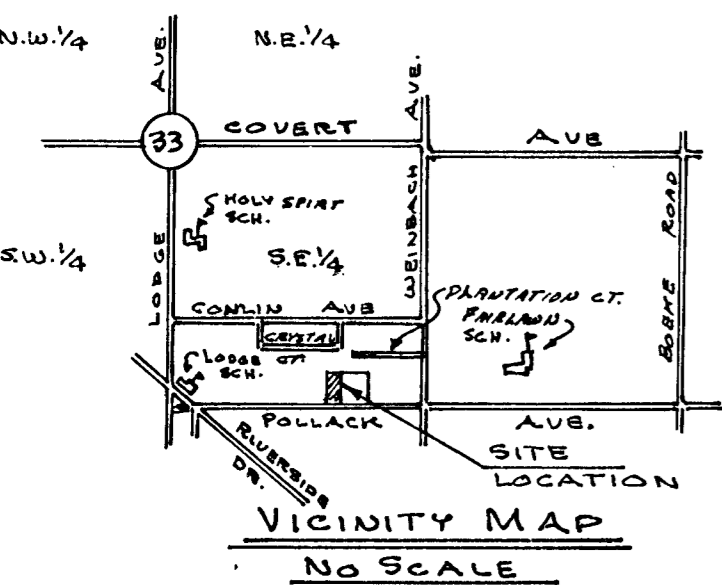
The above described real estate is subject to the Rights-of-way for Pollack Avenue, across the entire South side thereof, and all other legal rights-of-way and easements of record.



- Margaret Haynes, 1708 Pollack Ave.
Tax Code 9-690-17-73-10
- Mrs. Carl Wallenmeyer, 1713 Pollack Ave.
Tax Code 9-640-17-6-41
- Gervase F. Sr. & Barbara Rhodes, 1715 Pollack Ave.
Tax Code 9-640-17-6-2
- William P. & Joyce Grubbs, 1719 Pollack Ave.
Tax Code 9-640-17-6-47
- Charles Denby Post #2953, 1800 Pollack Ave.
Tax Code 9-690-17-73-14
- Ted A. & Anne A. Holderbaugh, 1709 Crystal Court
Tax Code 9-110-11-112-16
- Gary E. & Sarah Fuller, 1711 Crystal Court
Tax Code 9-110-11-112-17



- NOTES**
- UTILITIES:** According to S.I.G.E.C.O., electric power and gas are available to the site, as well as telephone and Cable TV. City water and sanitary sewer is also available.
 - FLOOD DATA:** According to Firm Panel 7 of 8, dated October 15, 1981, for the City of Evansville, Indiana. The proposed site lies outside the 100 year flood zone.
 - SOIL TYPE & EROSION CONTROL:** The soil type for the proposed site is WB (Weinbach Silt Loam, 0-6% slopes) slopes of 0-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, and wheat within 5 days of the disturbance of the soil and must remain in shape until finished grading and shaping.
 - ZONING:** The subject real estate as well as all adjoining properties are zoned as noted on plat.
 - OWNER & DEVELOPER:** Randall Nicely, 4445 N. Iroquois Drive, Evansville, IN 47715 (812) 476-7775



6) **ENGINEER & SURVEYOR:**
 John H. Leffel, 1270 Maxwell Avenue, Evansville, IN 47711
 (812) 464-3031

Strips of ground, of the width shown on this plat and marked "public Utility Easement", are hereby dedicated to public utilities 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 located within said strips 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 by said utility.

