

Part of the West one-half of the Southwest Quarter of Section Twenty-two (22), Township Five (5) South, Range Ten (10) West, lying in Vanderburgh County, Indiana, more particularly described as follows:

# SENSMEIER SUB.

Also subject to a 20' Roadway easement. **87-20496**

Also a 20.0 foot easement for ingress and egress to the above described real estate more particularly described as follows:

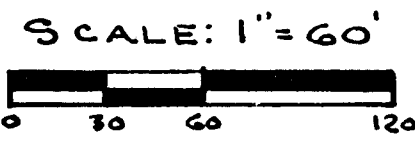
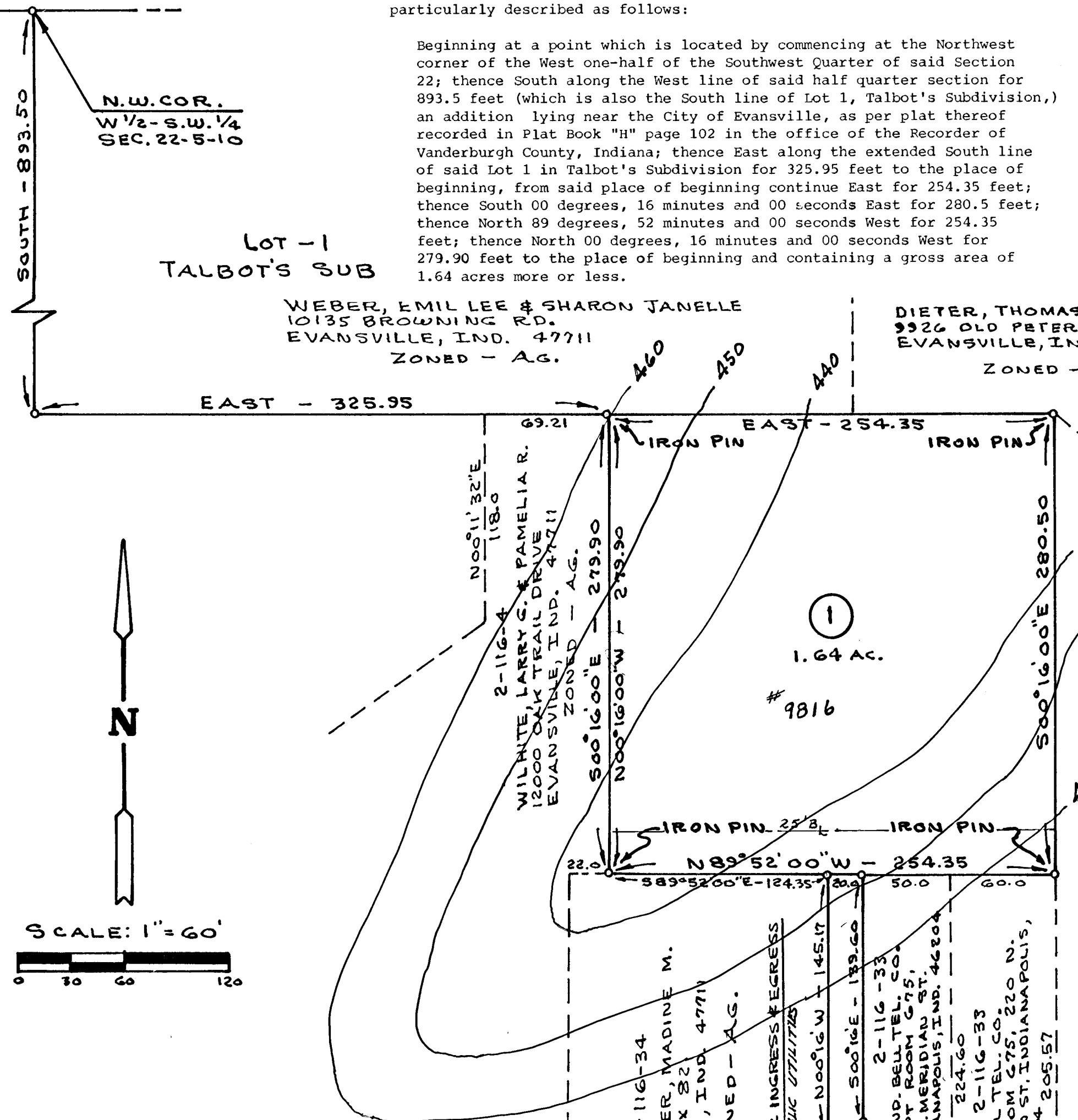
Beginning at a point which is located by commencing at the Northwest corner of the West one-half of the Southwest Quarter of said Section 22; thence South along the West line of said half Quarter section for 893.5 feet (which is also the South line of Lot 1, Talbot's Subdivision), an addition lying near the City of Evansville, as per Plat thereof recorded in Plat Book "H" page 102 in the office of the Recorder of Vanderburgh County, Indiana; thence East along the extended South line of said Lot 1 in Talbot's Subdivision for 325.95 feet to the place of beginning, from said place of beginning continue East for 254.35 feet; thence South 00 degrees, 16 minutes and 00 seconds East for 280.5 feet; thence North 89 degrees, 52 minutes and 00 seconds West for 254.35 feet; thence North 00 degrees, 16 minutes and 00 seconds West for 279.90 feet to the place of beginning and containing a gross area of 1.64 acres more or less.

Beginning at a point which is located by commencing at the Northwest corner of the West one-half of the Southwest Quarter of said Section 22; thence South along the West line of said half quarter section for 893.5 feet (which is also the South line of Lot 1, Talbot's Subdivision,) an addition lying near the City of Evansville, as per plat thereof recorded in Plat Book "H" page 102 in the office of the Recorder of Vanderburgh County, Indiana; thence East along the extended South line of said Lot 1 in Talbot's Subdivision for 325.95 feet to the place of beginning, from said place of beginning continue East for 254.35 feet; thence South 00 degrees, 16 minutes and 00 seconds East for 280.5 feet; thence North 89 degrees, 52 minutes and 00 seconds West for 254.35 feet; thence North 00 degrees, 16 minutes and 00 seconds West for 279.90 feet to the place of beginning and containing a gross area of 1.64 acres more or less.

LOT - 1  
TALBOT'S SUB

WEBER, EMIL LEE & SHARON JANELLE  
10135 BROWNING RD.  
EVANSVILLE, IND. 47711  
ZONED - AG.

DIETER, THOMAS J. & MARITA R.  
9926 OLD PETERSBURGH RD.  
EVANSVILLE, IND. 47711  
ZONED - AG.



**OWNERS CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby plat the same and designate it as **SENSMEIER SUB.** The road shown hereon designated as \_\_\_\_\_ is hereby declared as an Easement for the common use of the owners of the abutting lots, their assigns, their tenants, and guests thereof, and also for the use of all Governmental Agencies or assigns for rendering of any Governmental services (including but not limited to, Fire and Police protection). This and other easements shown hereon are for the use of the various Public Utility services (including but not limited to water, sewer, electric, gas, telephone and cable television service) for the installation, maintenance or removal of underground or overhead lines, poles, mains, and ducts, subject at all times to the proper authorities. Building lines are established as shown on this plat, and between these lines and the street easement lines, there shall not be erected or maintained any public structure. Owners shall take title to these lots subject to the rights of the public utilities in the easements shown hereon.

*Madine M. Sensmeier*  
**MADINE M. SENSMEIER**

RECEIVED FOR RECORD  
at 10:50 A.M.  
**AUGUST 20 1987**  
Plat Book N  
Page 109  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

**A.P.C. CERTIFICATE**

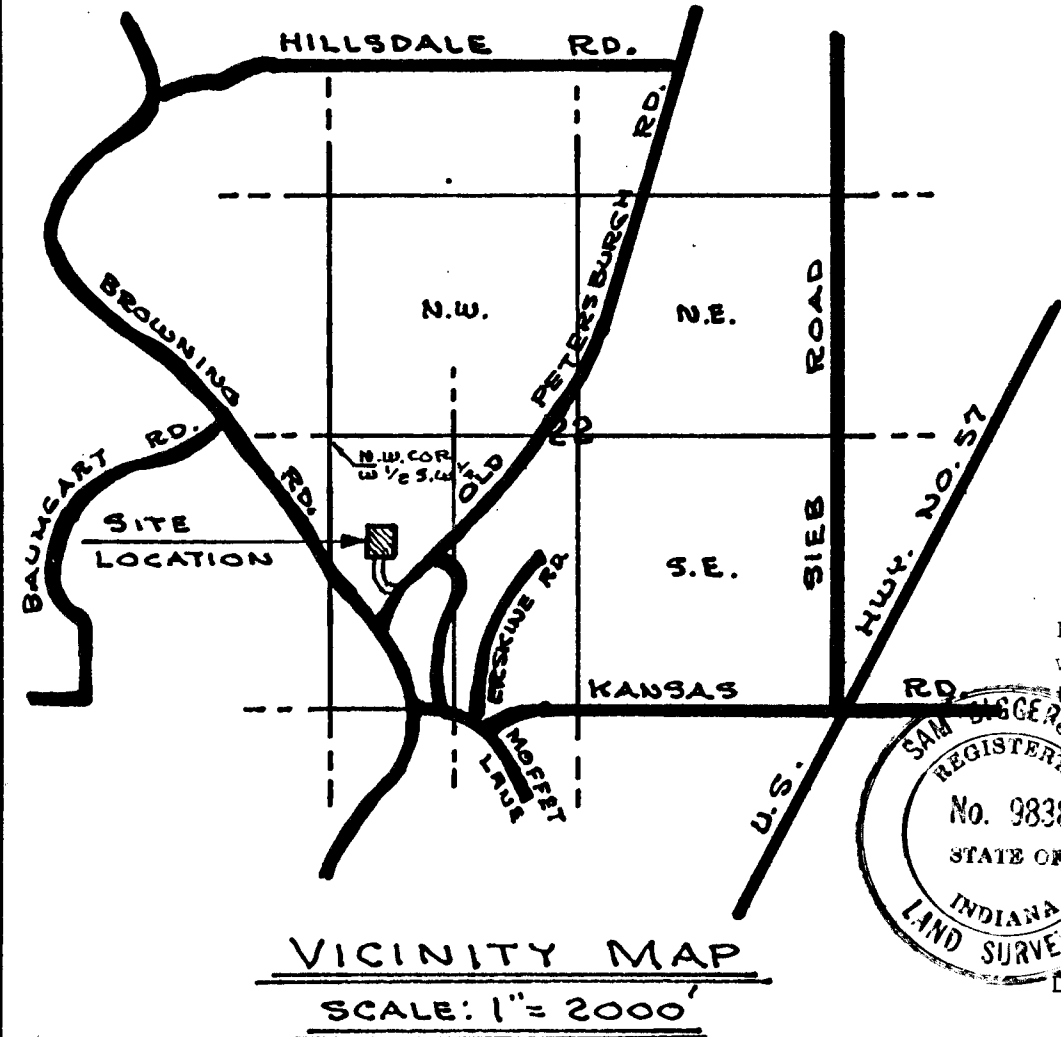
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, at a meeting held on AUGUST 20, 1987.

*Robert H. Bantz, Jr.* President  
*Barbara L. Cunningham* Executive Director

**PLAT RELEASE**

AUGUST 20, 1987  
Date  
*Barbara L. Cunningham*  
Executive Director

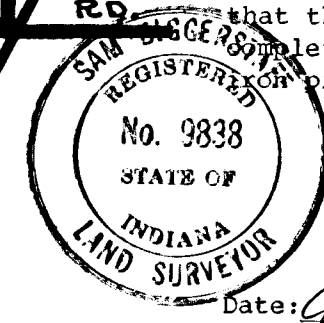
DULY ENTERED FOR TAXATION  
**AUG 20 1987 5100**  
*Sandra Thompson*  
AUDITOR



**N-109**

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

*Sam Biggerstaff*  
Sam Biggerstaff, L.S.  
Indiana Reg. No. 9838



Date: August 14, 1987

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF VANDERBURGH )

Before me, the undersigned Notary Public for Vanderburgh County, State of Indiana, personally appeared the above signed Owner and Subdivider of the real estate described hereon and acknowledged the execution of this plat to be voluntary act and deed.

WITNESS my hand and seal this 14th day of August, 1987.

My County of residence is Vanderburgh

*Linda G. Heinisen*  
Notary Public

My Commission Expires Sept. 13, 1989

- NOTES:**  
(These notes are required by the Area Plan Commission.)
- UTILITIES:** According to Evansville Waterworks water is available near the site. According to S.I.G.E.C.O., electric power and gas are available at the site.
- FLOOD:** According to F.I.R.M. Panel 25 of 100 for Vanderburgh County, Indiana, dated March 19, 1982, the proposed subdivision lies outside the 100 year flood zone.
- SOIL:** The soil type for the proposed site are HOC2 (Hosmeier Silt Loam), 6 to 12 per cent slopes eroded, medium runoff; and WeE2 (Wellston Silt Loam), 12 to 18 per cent slopes, eroded, rapid runoff.
- EROSION CONTROL:** Soils with slopes of more than 6% 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.
- ZONING:** The zoning for the proposed site and adjoining properties is agricultural.
- OWNER AND DEVELOPER:** Madine Sensmeier, RR # 8, Box 82, Evansville, Indiana 47711
- SURVEYOR:** Carl J. Hansert, 1270 Maxwell Avenue, Evansville, Indiana 47711.