

SHADY GLENN SUBDIVISION

LEGAL DESCRIPTION

SEP 03 1993

Sam Thompson
AUDITOR

4853

0-121

Part of the Northwest Quarter of the Southeast Quarter of Section Fifteen (15), Township Six (6) South, Range Ten (10) West in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Quarter Quarter Section, thence South One Hundred Sixty-two (162) feet to the center of Pigeon Creek, thence Southwest along the center of said Pigeon Creek Four Hundred Fifty (450) feet, thence North Eighty-seven (87) degrees West Four Hundred Twenty-one and Seven Tenths (421.7) feet to an iron pin, marking the end of Glenn Avenue, being the point of beginning of the following described real estate:

Thence North Eighty-seven (87) degrees West One Hundred Ninety-three and Three Tenths (193.3) feet to an iron pin, thence South Three (3) degrees West Two Hundred Ten (210) feet to an iron pin, thence South Eighty-seven (87) degrees East One Hundred Ninety-three and Three Tenths (193.3) feet, to an iron, thence North Two Hundred Ten (210) feet to the point of beginning.

Subject to existing highways, easements and rights-of-way affecting said real estate. The above described real estate is also known as a certain Lots Eight (8) and Nine (9) in the unrecorded plat of Hassenauer's Subdivision.

93-23944

RECEIVED FOR RECORD

at 2:41 P.M.

SEPT. 3 1993

Plat Book 0

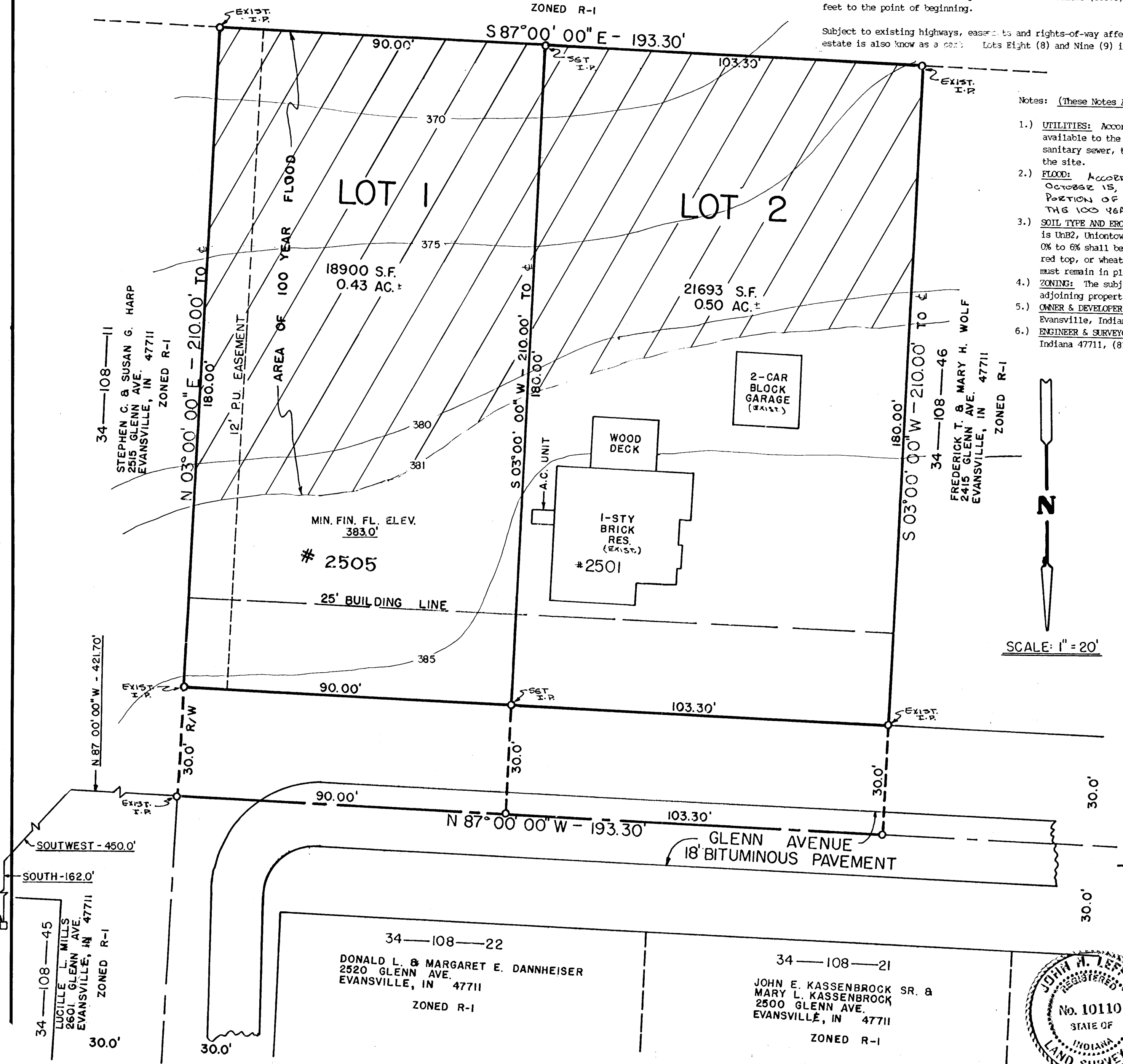
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CITY OF EVANSVILLE RECORDER

VANDERBURGH COUNTY

93-23944

34-108-35
ROY M. & BRENDA L. WHETSTINE
1984 N. BURKHARDT ROAD
EVANSVILLE, IN 47715
ZONED R-1



Notes: (These Notes Are Required By The Area Plan Commission)

- 1.) UTILITIES: According to S.I.G. & E. Co., gas and electric power are available to the site; city water is also available to the site; sanitary sewer, telephone and Cable T.V., are also available to the site.
- 2.) FLOOD: ACCORDING TO FIRM PANEL SUP 8, DATED OCTOBER 15, 1981 FOR THE CITY OF EVANSVILLE, A PORTION OF THE PROPOSED SITE LIES WITHIN THE 100 YEAR FLOOD ZONE. (REFER TO PLAN)
- 3.) SOIL TYPE AND EROSION CONTROL: The soil type for the proposed site is UnB2, Uniontown Silt Loam, 2 to 6% slopes, eroded. Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 5 days of the disturbance of the soil and must remain in place until final grading and shaping.
- 4.) ZONING: The subject real estate is zoned R-1; as well as the adjoining properties.
- 5.) OWNER & DEVELOPER: William B. & Ellen M. Cox, 2501 Glenn, Evansville, Indiana, (812) 477-3287.
- 6.) ENGINEER & SURVEYOR: John H. Leffel, 1270 Maxwell Avenue, Evansville, Indiana 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. Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such 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. Drainage easements 5 foot wide are located on each side yard shown on this plat unless additional easements are noted. Strips of ground marked "Public Utility and Drainage Easement" are dedicated for surface and/or subsurface water drainage in addition to public utilities; provided, however, that no above ground parts of such utility facilities shall be placed within the banks of drainage ditches or swales in such manner as to impede the flow of water. Individual lot owners shall maintain all easements on their lot. Lot owners shall not construct or place any obstruction within any "Drainage Easement" which shall interfere with the flow of water along said easements. In addition, individual lot owners shall keep all "Drainage Easements" clear of any impediments which may happen to fall or enter therein.

OWNERS CERTIFICATE

We, William B. & Ellen M. Cox, 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 Shady Glenn Subdivision

William B. Cox *Ellen M. Cox*
William B. Cox Ellen M. Cox

NOTARY CERTIFICATE

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 of 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 2ND day of September, 1993.

My Commission Expires: *June 9, 1996*
Lucille V. Biggersstaff
Notary Public
Resident of Vanderburgh County *Lucille V. Biggersstaff*
Printed

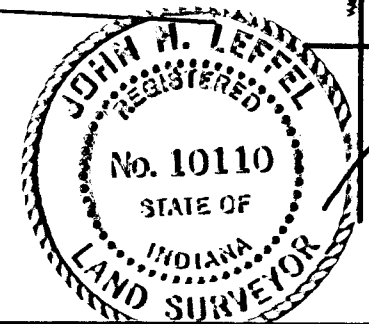
A.P.C. CERTIFICATE

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 secondary approval by the Area Plan Commission of Evansville and Vanderburgh County on SEPTEMBER 3, 1993.

Plat Released 9-3-93
Alfred H. Bame
President
John H. Leffel
Executive Director
John H. Leffel
Executive Director

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.

DATE: Aug 30, 1993
John H. Leffel
John Leffel - L.S.
Ind. Reg. No. 10110



SCALE: 1" = 20'

SITE MAP
NO SCALE