

SHADY PLACE SUB.

87-07222

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section Twenty-three (23), Township Five (5) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which commences 12.0 feet West of and 259.0 feet North of the Southeast corner of said quarter quarter section: from said place of beginning thence South 88 degrees 15 minutes West for 631.8 feet to the center of Fischer Road; thence North 24 degrees 30 minutes West along the center of said road for 160.7 feet; thence North 70 degrees 43 minutes East 740.0 feet to a point which lies 12.0 feet West for the East line of said quarter quarter section; thence South 370.8 feet to the place of beginning.

Subject to a Twenty-five (25) foot right-of-way off the West side of the above described real estate for Fischer Road, and any legal highways and easements of record.

Also a Twenty-five (25) foot roadway easement for ingress and egress to the following described real estate, more particularly described as follows:

Beginning at a point which lies North 70 degrees 43 minutes East 25.10 feet from the Northwest corner of the above described real estate (also the Northwest corner of Lot 1); thence continue North 70 degrees 43 minutes East for 274.90 feet; thence South 18 degrees 52 minutes 37 seconds East for 25.0 feet; thence South 70 degrees 43 minutes West for 272.44 feet; thence North 24 degrees 30 minutes West for 25.10 feet to the place of beginning.

OWNER'S CERTIFICATE

I, The undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

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All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Darrel R. Pinkston Cathy L. Pinkston
DARREL R. PINKSTON **CATHY L. PINKSTON**
 NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
 COUNTY OF VANDERBURGH)

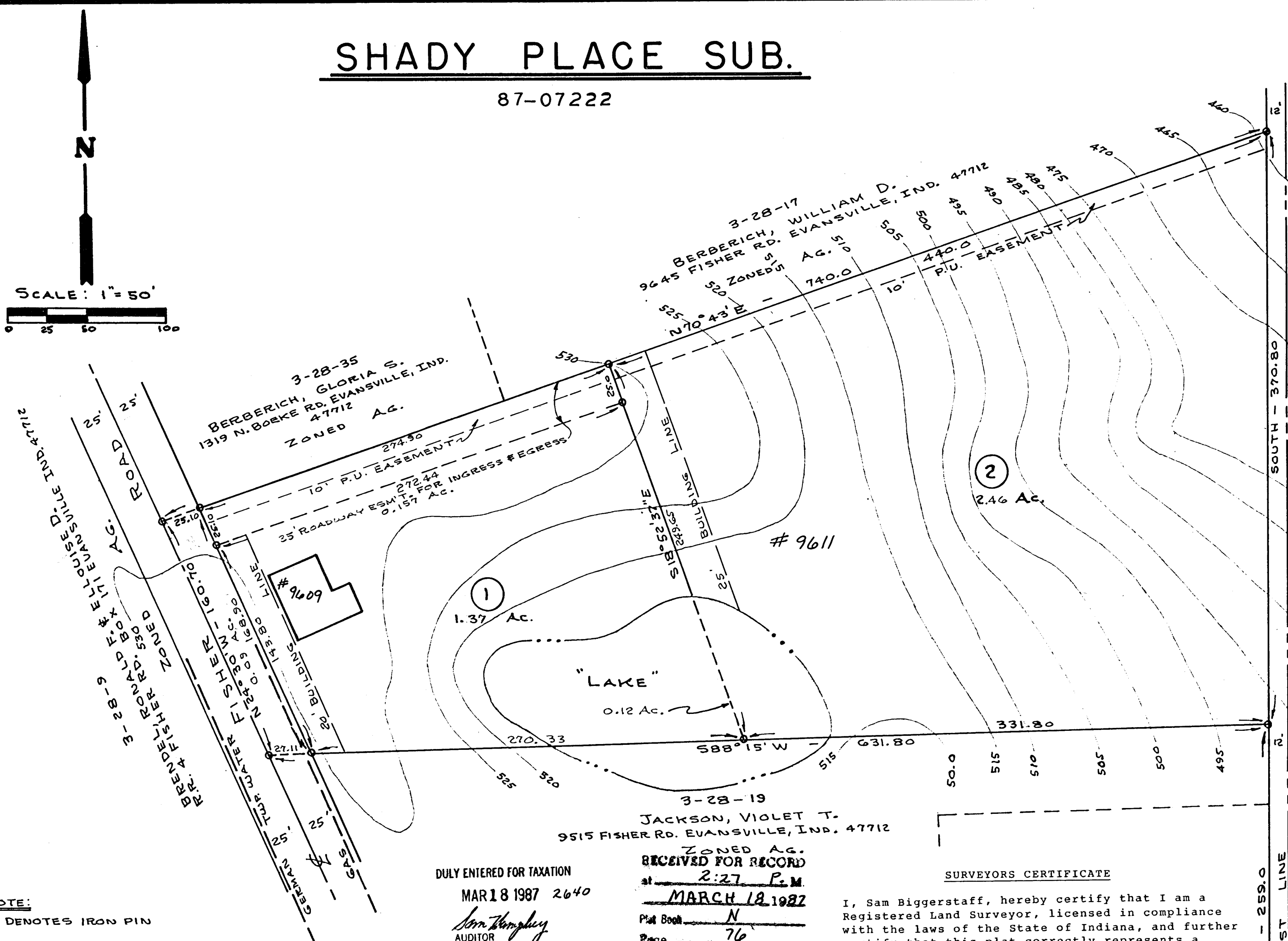
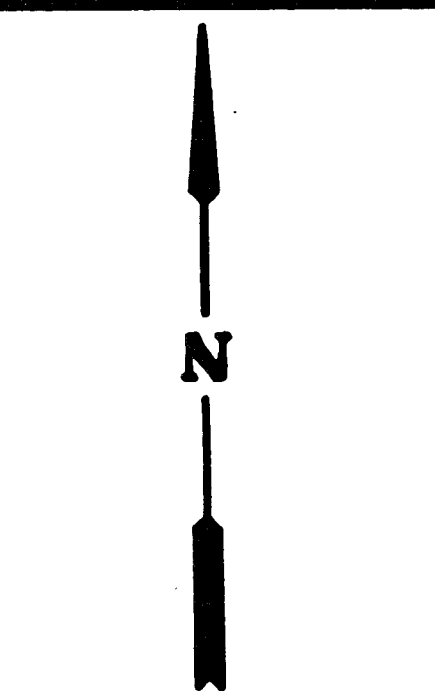
Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 12 day of March, 1987.

My commission expires: July 10, 1990
Darrel R. Pinkston
 NOTARY PUBLIC
DARREL R. PINKSTON
 Printed

Resident of Warrick

SCALE: 1" = 50'



DULY ENTERED FOR TAXATION

MAR 18 1987 2640

Don Humphrey
 AUDITOR

RECEIVED FOR RECORD
 at 2:27 P.M.
 MARCH 18 1987

Plat Book N
 Page 76
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

March 16th 1987
 Date

Sam Biggerstaff
 Sam Biggerstaff, LS
 Indiana Reg. No. 9838



S.E. COR.
 S.W. 1/4 - S.W. 1/4
 SEC. 23-5-11

A.P.C. CERTIFICATE

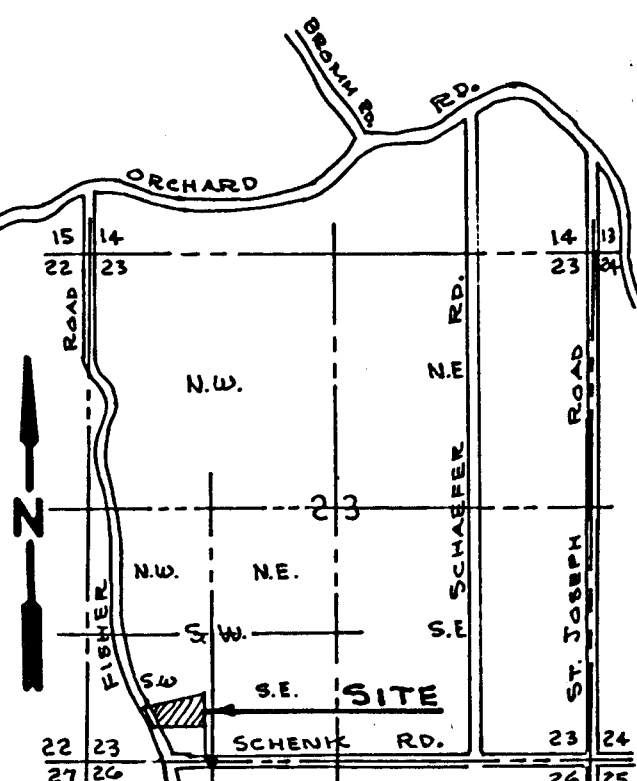
Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY AT A MEETING HELD ON MARCH 18, 1987.

Robert H. Bauer, Jr. Salma L. Cunningham
 President Executive Director
 Plat Release: MARCH 17, 1987. Salma L. Cunningham
 Executive Director

NOTE:
 O DENOTES IRON PIN

NOTES: These notes are required by the Area Plan Commission

- UTILITIES:** According to S.I.G. & E. Co. electric power is available at the site, water is serviced by the German Township Water District.
- ZONING:** The zoning for the proposed site, as well as the adjoining properties is agricultural.
- FLOOD:** The proposed site lies outside the 100 year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
- SOIL:** The soil types for the proposed site are HoB2; Hosmer Silt Loam, 2 to 6 percent slopes, eroded, medium run-off, WeD2, Wellston Silt Loam, 12 to 18 percent slopes, eroded, rapid run-off.
- EROSION CONTROL:** The soils with slopes of 0 to 6 percent shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soils and must remain in place until final grading and shaping. Soils with slopes of over 6 percent shall have straw bales and blankets in place within 45 days of disturbance of soils and must remain in place until final grading and shaping.
- OWNER and DEVELOPER:** Darrel R. Pinkston and Cathy L. Pinkston
 R.R. #9, Box 946 Fischer Rd. Evansville, In.
- ENGINEER and SURVEYOR:** Sam Biggerstaff, 1270 Maxwell, Evansville, In.



VICINITY MAP
 SCALE: 1" = 2000'

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