

# U. S. TELECOM SUB

86-03617

34-72-9 #10 R-1-A  
 HOWELL, DYKE  
 8820 PETERSBURG ROAD  
 EVANSVILLE, INDIANA. 47711

L.&N. R.R. Co. c/o SEABOARD SYS.  
 P.O. BOX 3849  
 EVANSVILLE, INDIANA. 47736

2-192-4 R-1-A  
 L.&N. R.R. Co. c/o SEABOARD SYS.  
 P.O. BOX 3849  
 EVANSVILLE, IND. 47736

34-72-11 R-1-A  
 HINDERLITER, MARK E. & BETH A.  
 5026 KRATZVILLE RD.  
 EVANSVILLE, INDIANA. 47710

34-72-12 R-1-A  
 BUTSCH, MILTON F.  
 5016 KRATZVILLE RD.  
 EVANSVILLE, INDIANA 47710

L & N RAILROAD (SEABOARD SYSTEM)

130.0  
 RIGHT-OF-WAY

2-192-4 R-1-A

MILL ROAD  
 589°14'17"W - 160.0

ROAD  
 589°45'17"W - 380.0

50°55'13"E - 93.0

25' BUILDING LINE

GROSS AREA - 14,800.0 SQ. FT.  
 NET AREA 11,680.0 SQ. FT.  
 NET AC. ± 0.27 AC.

N89°13'47"E - 160.0

S.P.U. EASEMENT  
 71.53

100.0  
 RIGHT-OF-WAY

N.E. COR.  
 S.W. 1/4 - S.E. 1/4  
 SEC. 1 - T. 6 - R. 11

SCALE: 1"=20'

N

### DESCRIPTION

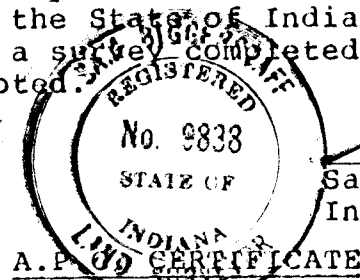
A subdivision of part of the Southwest Quarter of the Southeast Quarter of Section One (1), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, described as follows:

Beginning at a point in Mill Road on the North line of said quarter quarter section, which lies South 89 degrees 45 minutes 17 seconds West a distance of 380.0 feet from the Northeast corner of said quarter quarter section; from said place of beginning continue South 89 degrees 45 minutes 17 seconds West along the said North line for 160.0 feet to a point on the East right-of-way line of the Seaboard System Railroad; thence South 1 degree 55 minutes 13 seconds East along said right-of-way line for 93.0 feet; thence North 89 degrees 13 minutes 47 seconds East for 160.0 feet; thence North 1 degree 36 minutes 15 seconds West for 91.53 feet to the place of beginning.

### 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.

Feb 18 1986  
 Date



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

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 FEBRUARY 26, 1986.

President  
 Executive Director  
 Executive Director  
 Plat Release FEBRUARY 27, 1986

M-183

JULY ENLARGED FOR TAXATION  
 FEB 27 1986 918

### 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 U.S. TELECOM SUB.

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.

Mark E. Hinderliter  
 BETH A. HINDERLITER

### NOTARY CERTIFICATE

STATE OF INDIANA }  
 COUNTY OF VANDERBURGH } SS:

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

WITNESS my hand and seal this 20 day of February, 1986.

My commission expires:

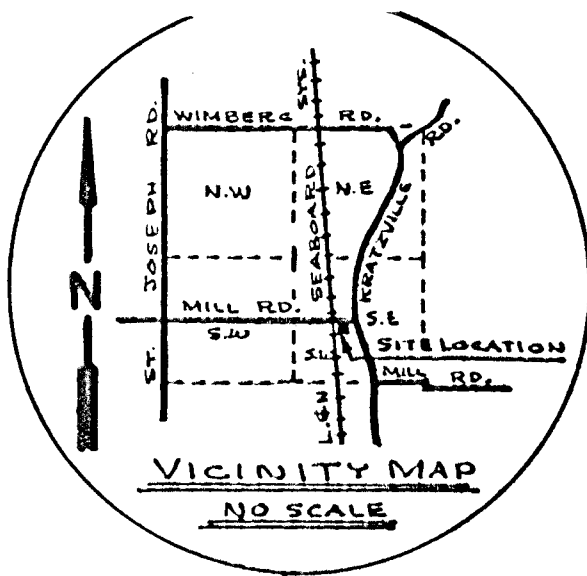
Resident of Warrick County

Doris Jean Jackson  
 Notary Public

DORIS JEAN JACKSON  
 Printed

### NOTES:

- Utilities:** Electric Power, Gas, and Water are available at this site.
- Flood:** This site lies outside the 100 year flood zone according to FIRM Panel 1 of 8, dated October 15, 1981, for the City of Evansville, Indiana.
- Zoning:** This property is zoned R-1A, as are adjoining properties, as shown on plat.
- Soil Type:** The Vanderburgh County Soil Survey shows the soil on this property to be Willston Silt Loam (WeD2), 12 to 18 % slopes, eroded.
- Erosion Control:** The Soil Conservation Department requires mul seeding (bales of straw, staked in place) within 45 days after disturbing the natural ground.
- Owner:** Mark E. & Beth Ann Hinderliter.
- Developer:** U.S. Telecom



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 at 10:38 AM  
FEBRUARY 27 1986  
 Plat Book M  
 Page 183  
 BCB STEELE, RECORDER  
 VANDERBURGH COUNTY