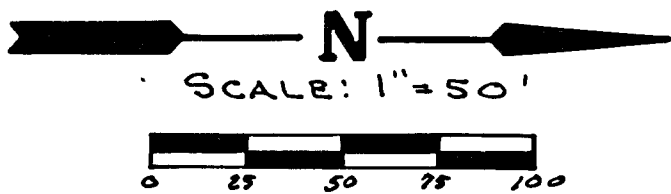


A REPLAT OF LOTS 7 & 8 - BLOCK - 3 VALLEY DOWNS

17-154-4
CITY OF EVANSVILLE

LEGAL DESCRIPTION

A Replat of Lots 7 & 8 - Block -3 Valley Downs, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book "K", page 151 in the office of the Recorder of Vanderburgh County, Indiana.



0-116

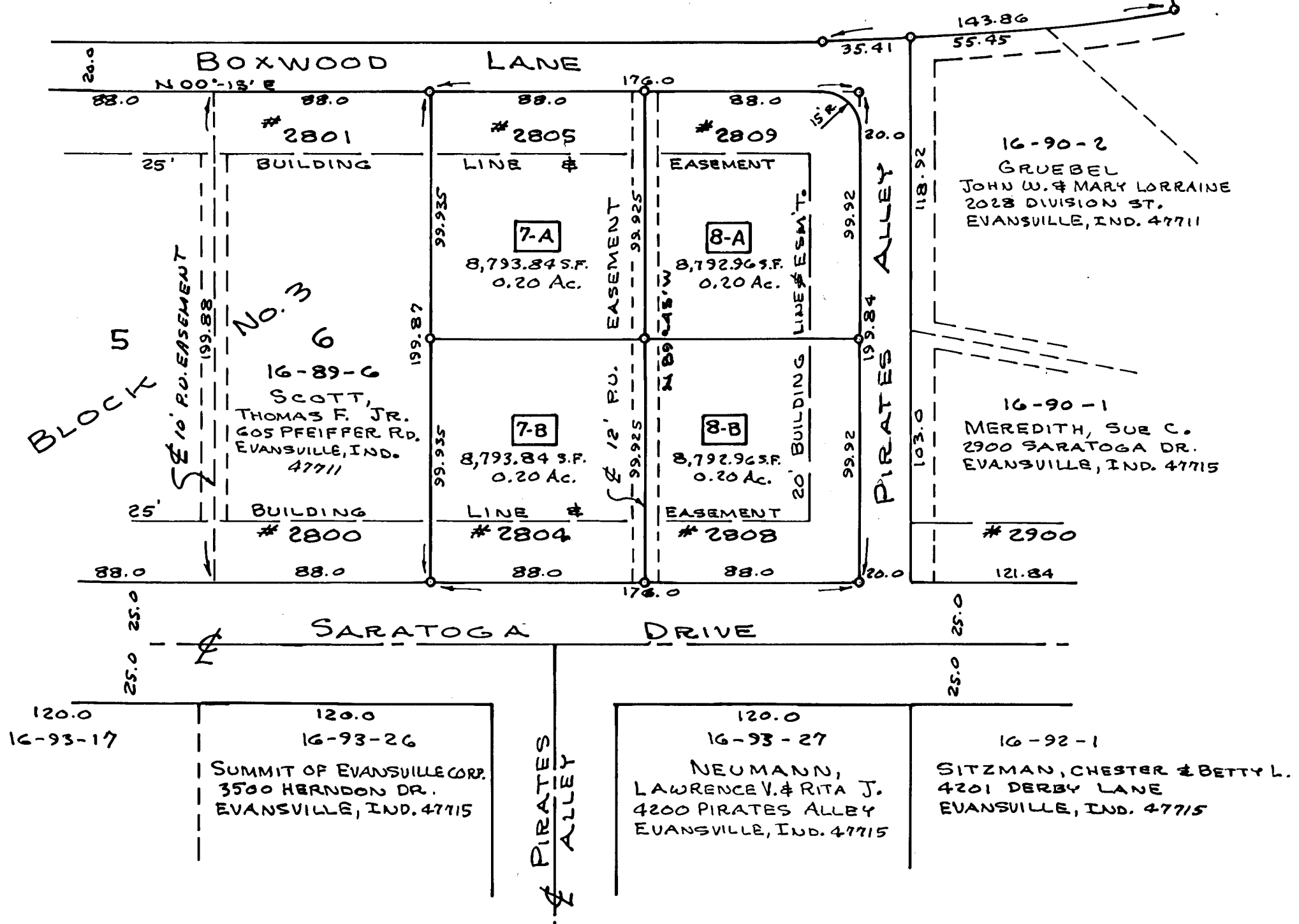
DUY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 06 1993

Sam Tomphey
AUDITOR
42.90

93-21014

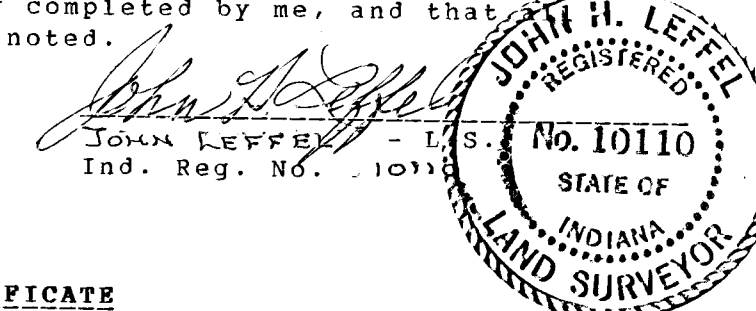
RECEIVED FOR RECORD
at 3:08 P.M.
AUG 6 1993
Plat Book 0
Page 116
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
93-21014



SURVEYORS CERTIFICATE

I, JOHN H. 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 monuments shown, exist at locations as noted.

DATE: July 22, 1993



OWNERS CERTIFICATE

I, Thomas F. Scott, Jr., 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 A Replat of Lots 7 & 8 Block - 3 Valley Downs.

Thomas F. Scott, Jr.
THOMAS F. SCOTT, JR.

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. INDIVIDUAL LOT OWNERS SHALL MAINTAIN ALL EASEMENTS ON THEIR LOTS. 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 TO FALL OR ENTER THEREIN.

NOTARY CERTIFICATE

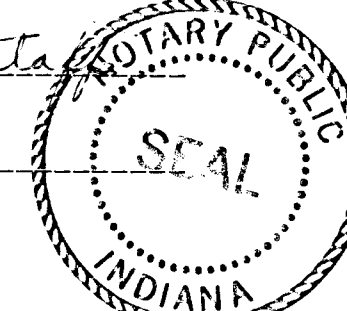
STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

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 22ND day of July, 1993.

My Commission Expires: June 9, 1996

Lucille V. Biggerstaff
Notary Public
Resident of Vanderburgh County
Printed Lucille V. Biggerstaff



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 AUGUST 4, 1993.

Plat Release AUGUST 6, 1993

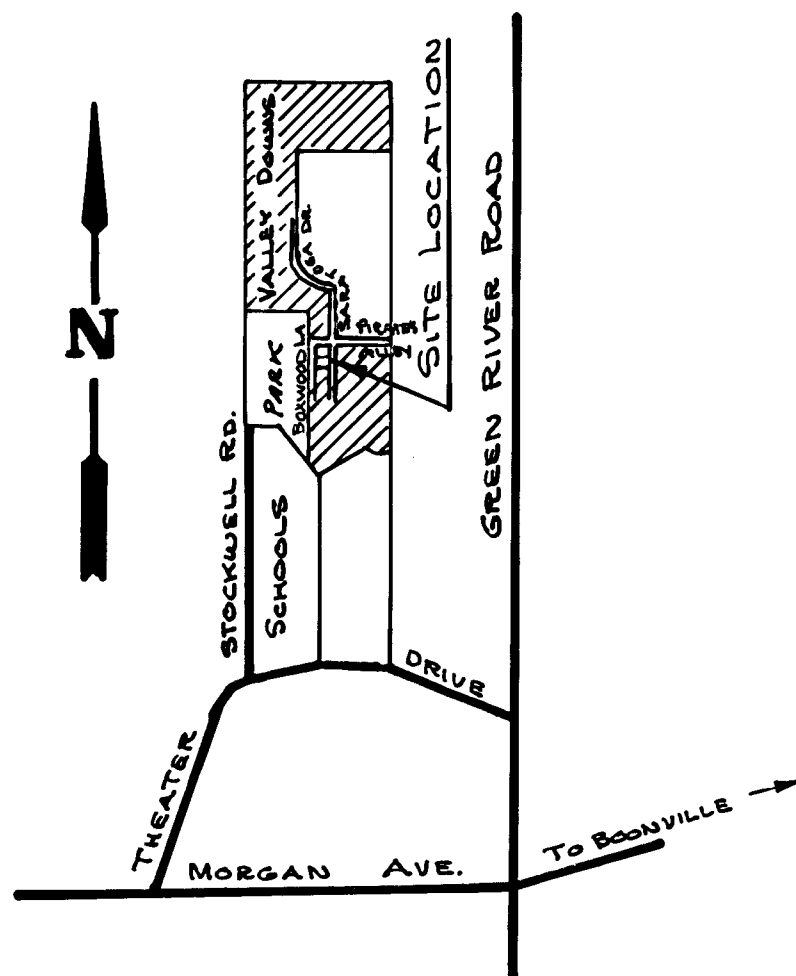


Richard H. Bana, Jr.
President
Barbara P. Cunningham
Executive Director

Executive Director *Barbara P. Cunningham*

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. Telephone, Cable T.V., Storm & Sanitary Sewers are available to the site. CITY WATER IS ALSO AVAILABLE TO THE SITE.
- 2.) FLOOD: According to FIRM Panel 25 of 100, dated August 5, 1991 for Vanderburgh County, Indiana. The proposed site lies outside the 100 year flood zone.
- 3.) SOIL TYPE AND EROSION CONTROL: (a.) HoC3 (Hosmer Silt Loam). Slopes of 0-6% 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.
- 4.) ZONING: The subject real estate is R-3 ; the adjoining properties are zoned R-1
- 5.) OWNER & DEVELOPER: Thomas F. Scott, Jr. 605 Pfeiffer Rd, Evansville, Indiana 47711.
- 6.) ENGINEER & SURVEYOR: JOHN LEFFEL, 1270 Maxwell Avenue, Evansville, Indiana 47711, (812) 464-3031. ASSOCIATION OF LAND SURVEYORS.



VICINITY MAP

NO SCALE