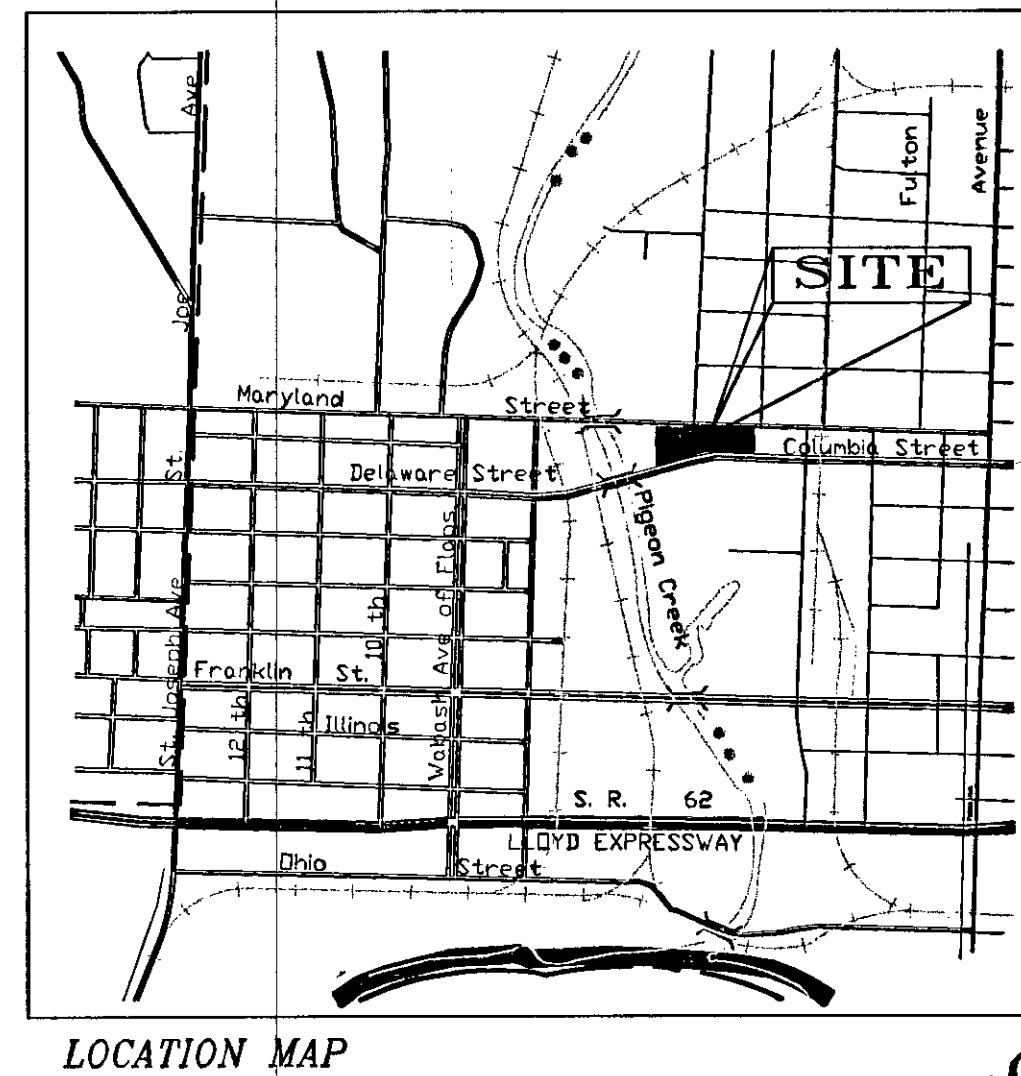


WEST SIDE NUT CLUB MINOR SUBDIVISION

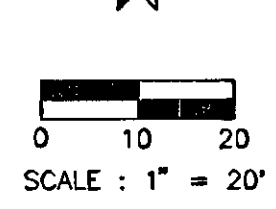


**MITCHEL'S DIVISION NO. 2
PLAT BOOK 'E', PAGE 194**

**REPLAT OF LOTS 7-12
OF SPRINGDALE
PLAT BOOK 'F', PAGE 104**

**SPRINGDALE
BLOCK 2
PLAT BOOK 'B', PAGE 99**

DAY ENTERED FOR REVISION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER
MAY 07 2001
Auditor
2735
MAY 7 2001
2001 R00014961



BOUNDARY DESCRIPTION

A part of the Southeast Quarter of Section 24, Township 6 South, Range 11 West in Pigeon Township, Block One-hundred sixty-nine (169) in Lomasco, now a part of the City of Evansville, Indiana, as per plat thereof, recorded in Deed Record E, pages 372, 373, and 374 and transcribed of record in Plat Book E, page 60 in the office of the Recorder of Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Block 169, being on the south boundary of Maryland Street; thence along the south boundary of Maryland Street North 90 degrees 00 minutes 00 seconds West 30.00 feet to a 3/4 inch rebar with cap stamped BLA FIRM 0030, hereinafter referred to as "3/4 inch rebar"; thence along the POINT OF BEGINNING of the description; thence South 00 degrees 27 minutes 43 seconds West 120.00 feet to a 3/4 inch rebar; thence North 90 degrees 00 minutes 00 seconds West 150.14 feet to a 3/4 inch rebar; thence South 82 degrees 05 minutes 44 seconds West 181.78 feet to a 3/4 inch rebar; thence North 00 degrees 27 minutes 43 seconds East 145.00 feet to a 3/4 inch rebar in the south boundary of Maryland Street; thence along said south boundary South 90 degrees 00 minutes 00 seconds East 370.00 feet to the point of beginning and containing 1.071 acres (46647 square feet), more or less.

Subject to a sewer easement across lot 1 described as follows:

A part of Block One-hundred sixty-nine (169) in Lomasco, now a part of the City of Evansville, Indiana, as per plat thereof, recorded in Deed Record E, pages 372, 373, and 374 and transcribed of record in Plat Book E, page 60 in the office of the Recorder of Vanderburgh County, Indiana described as follows:

Commencing at the northeast corner of said Block 169, being on the south boundary of Maryland Street; thence along the south boundary of Maryland Street North 90 degrees 00 minutes 00 seconds West 145.00 feet to a 3/4 inch rebar with cap stamped BLA FIRM 0030, hereinafter referred to as "3/4 inch rebar"; thence South 00 degrees 27 minutes 43 seconds West 75.00 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 27 minutes 43 seconds West 45.00 feet; thence North 90 degrees 00 minutes 00 seconds West 75.14 feet; thence South 82 degrees 05 minutes 44 seconds West 112.73 feet; thence North 90 degrees 02 minutes 02 minutes 39 seconds East 21.78 feet; thence North 00 degrees 32 minutes 02 seconds East 60.83 feet to the south boundary of Maryland Street; thence along said south boundary South 90 degrees 00 minutes 00 seconds East 60.00 feet; thence South 00 degrees 32 minutes 02 seconds East 75.00 feet; thence South 90 degrees 00 minutes 00 seconds East 115.26 feet to the point of beginning.

Subject to a sewer easement across lot 2 described as follows:

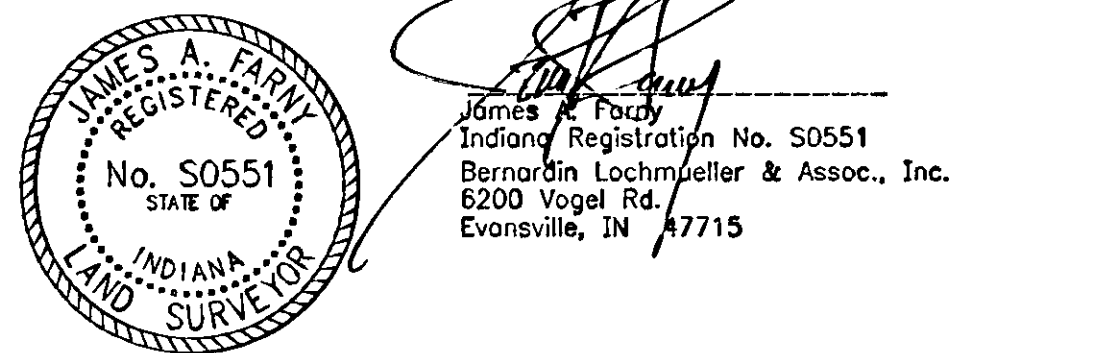
A part of Block One-hundred sixty-nine (169) in Lomasco, now a part of the City of Evansville, Indiana, as per plat thereof, recorded in Deed Record E, pages 372, 373, and 374 and transcribed of record in Plat Book E, page 60 in the office of the Recorder of Vanderburgh County, Indiana described as follows:

Commencing at the northeast corner of said Block 169, being on the south boundary of Maryland Street; thence along the south boundary of Maryland Street North 90 degrees 00 minutes 00 seconds West 30.00 feet to a 3/4 inch rebar with cap stamped BLA FIRM 0030, hereinafter referred to as "3/4 inch rebar"; thence South 00 degrees 27 minutes 43 seconds West 55.02 feet to the POINT OF BEGINNING of this description; thence continuing South 00 degrees 27 minutes 43 seconds West 64.98 feet; thence North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence North 00 degrees 27 minutes 43 seconds East 64.98 feet; thence South 90 degrees 00 minutes 00 seconds East 115.00 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

I, James A. Farry, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on May 7, 2001, and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 4 day of MAY, 2001.



- LEGEND**
- △ - PK NAIL
 - - 3/4" x 30" REBAR
 - W/ - FIRM CAP SET
 - Bk/Curb - TOP OF THE BACK EDGE OF CURB
 - Blm/Curb - BOTTOM OF CURB, FLOWLINE
 - T.O. - TOP OF GRADE
 - I.E. - INVERT ELEVATION
 - C.L.T.F. - CHAIN LINK TYPE FENCE
 - - AREA INLET (CIRCULAR)
 - ▭ - AREA INLET (RECTANGULAR)
 - ┆ - CURB INLET
 - - SPOT ELEVATION
 - XX - LOT NUMBER
 - ⊕ - FIRE HYDRANT
 - ⊖ - LIGHT POLE
 - ⊙ - MANHOLE
 - ⊕ - UTILITY POLE
 - ⊕ - BENCHMARK
 - - SIGN
 - - TREE
 - - CONCRETE (CONC.)
 - - WATER LINE
 - - HIGH PRESSURE GAS LINE
 - - TREE LINE
 - - CHAIN LINK FENCE
 - - STORM SEWER
 - - SANITARY SEWER (and flow direction)

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. panel number 180257 0003 B dated OCT 1, 1981, Vanderburgh County, Indiana, NO portion of the subdivision lies within the designated 100 year flood zone.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Access: Access to lot 1 shall be by way of Maryland Street. Access to lot 2 shall be by way of a Shared Curb Cut adjoining the east side of said lot 2.

Temporary Erosion Control: Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% - 2% shall be mulched and seeded within 45 day of disturbance. Slopes of 2% - 8% shall be sodded or stabilized with and erosion control mat at completion of ditch grading. Slopes over 8% require rip rap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are 3/4" x 30" rebar w/cap stamped BLA Firm 0030.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as West Side Nut Club (minor subdivision). All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U. & U.G.D.E." (Public Utility and Underground Drainage Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, and for the Owner's underground storm sewers, with the right to trim or remove, at the discretion of the public utility or the Owner, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities or drainage pipes shall be located within said areas of land and any fence located within said areas of land is subject to removal by the public utility or the Owner, his successors or assigns, without liability, in the use of said easements.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provide, 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

OWNER LOT NO. 1

Richard Burchett
Richard Burchett (president)
2201 West Franklin Street
Evansville IN 47712

OWNER LOT NO. 2

Timothy J. Shucker
The Korges Furniture Company, Inc.
Joan Korges Rogler (Vice President)
1601 West Maryland Street
Evansville IN 47712

NOTARY CERTIFICATE

SIGNATURE OF OWNER OF LOT NO. 1
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 4th day of MAY, 2001.
My Commission Expires: 02-10-09
Notary Public
Notary Resides in VANDERBURGH
County, Indiana TERRY A. CAMPBELL
(typed or printed name)



NOTARY CERTIFICATE

SIGNATURE OF OWNER OF LOT NO. 2
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivisor(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 4th day of MAY, 2001.
My Commission Expires: 02-10-09
Notary Public
Notary Resides in VANDERBURGH
County, Indiana TERRY A. CAMPBELL
(typed or printed name)



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #29, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 19, 2001. (or sub review)

Mark A. Lantz President
Barbara D. Cunningham Executive Director
PLAT RELEASE DATE: May 7, 2001
Barbara D. Cunningham Executive Director

**SPECK'S SUBD OF
SOUTH PART OF
BLOCK 165 LAMASCO**

Q-134

