

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 14 1996

*Lyndee M. Conch*  
AUDITOR  
#6539

# CAMPBELL ROAD MINOR SUBDIVISION

AG

Tax Code # 9-85-10  
Dorothy M. Wright  
62 E. 87th Street  
Chicago, IL 60614  
(D. Cr. 1, Ch. 16, 64)

Tax Code # 9-85-3  
Carol Gieram  
1230 Old State Road  
Evansville, IN 47711  
(D. Cr. 4, Ch. 3027)

CSMT BEARING TABLE	BEARING	DISTANCE
A	N.29°47'05"E	12.74'
B	N.00°53'15"W	79.37'
C	N.19°53'22"E	137.08'
D	N.07°30'03"W	56.11'
E	N.26°36'32"E	108.63'
F	N.32°04'28"W	49.28'
G	N.31°12'06"E	103.22'
H	N.06°31'50"E	178.90'
J	N.35°02'10"E	16.01'

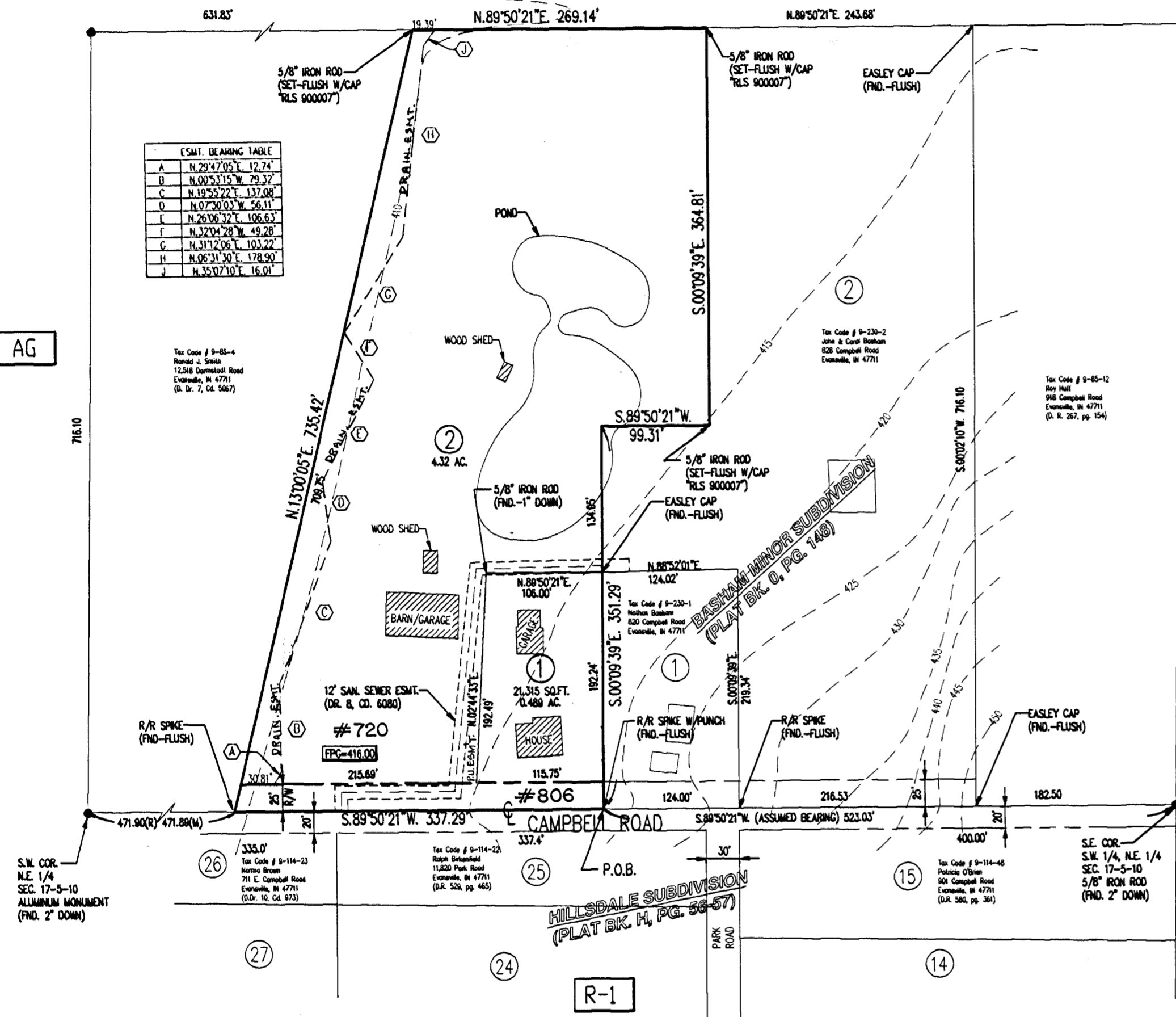
Tax Code # 9-85-4  
Rosalie A. Sells  
12548 Durmelotti Road  
Evansville, IN 47711  
(D. Cr. 7, Ch. 5087)

Tax Code # 9-230-2  
John & Carol Basham  
828 Campbell Road  
Evansville, IN 47711

Tax Code # 9-85-12  
Ray Hall  
918 Campbell Road  
Evansville, IN 47711  
(D. Cr. 20, Ch. 154)

Tax Code # 9-114-23  
Norma Brown  
711 E. Campbell Road  
Evansville, IN 47711  
(D. Cr. 10, Ch. 973)

Tax Code # 9-114-46  
Patricia O'Brien  
800 Campbell Road  
Evansville, IN 47711  
(D. Cr. 50, Ch. 361)



Boundary Description

Part of the Southwest Quarter of the Northeast Quarter of Section 17, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, and more particularly described as follows:

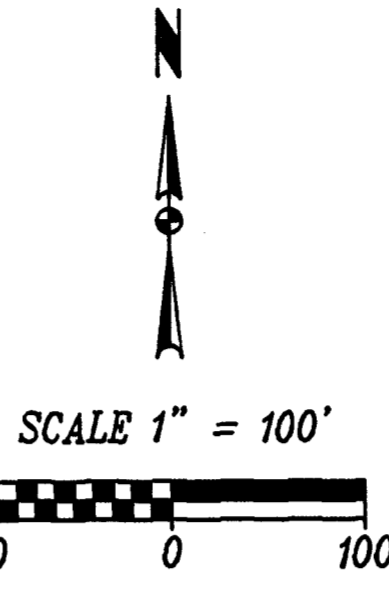
Commencing at the Southeast corner of the Southeast Quarter of the Northeast Quarter of Section 17, Township 5 South, Range 10 West; thence along the south line of said Quarter Quarter Section, North 89 degrees 50 minutes 14 seconds West (assumed bearing) 1317.68 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter of Section 17, Township 5 South, Range 10 West; thence along the south line of said Quarter Quarter Section, South 89 degrees 50 minutes 21 seconds West 523.03 feet to the southwest corner of Basham Minor Subdivision, as per plat thereof recorded in Plat Book O, page 147 in the office of the Recorder of Vanderburgh, said point being the point of beginning; thence continuing along said South line, South 89 degrees 50 minutes 21 seconds West 337.29 feet; thence North 13 degrees 00 minutes 05 seconds East 735.42 feet; thence parallel with the South line of said Quarter Quarter Section, North 89 degrees 50 minutes 21 seconds East 269.14 feet to the northwest corner of said Basham Minor Subdivision; thence along the west line of said Basham Minor Subdivision, South 00 degrees 09 minutes 39 seconds East 364.81 feet; thence continuing along said west line and parallel with said South line, South 89 degrees 50 minutes 21 seconds West 99.31 feet; thence continuing along said west line, South 00 degrees 09 minutes 39 seconds East 351.29 feet to the point of beginning, containing 5.000 acres, more or less.

### Surveyor's Certificate

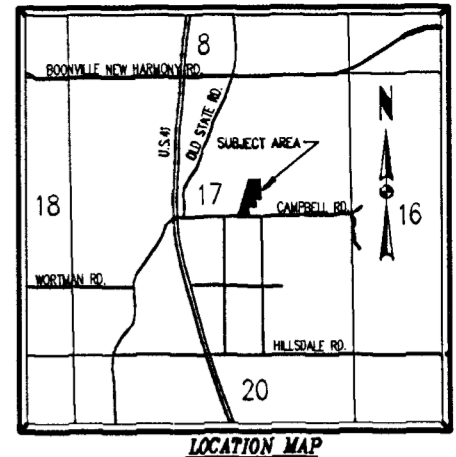
I, Steven A. Sherwood, hereby certify that I am a land surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me on OCT. 16, 1996 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 16 day of OCT., 1996

*Steven A. Sherwood*  
Steven A. Sherwood, L.S.  
Indiana Registration No. 900007



RECEIVED FOR RECORD  
at 3:19 P.M.  
NOV. 14 1996  
Plat Book P  
Page 77  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
CTRL. # 0147



### General Notes

**Zoning:** The subject property is currently zoned "Agricultural" (Ag). The abutting property north of Campbell Road is zoned "Agricultural" (Ag). The abutting property south of Campbell Road is zoned "One family residence" (R-1).

**Utilities:** Sanitary sewer, water, gas, electric and telephone are available to the site.

**Flood Plain Data:** All of the subject property lies within Zone A, as said property plots by scale on the Flood Insurance Rate Map (FIRM) for Vanderburgh County, Indiana, Community Panel 180256-0025 C, dated August 5, 1991. The Vanderburgh County Building Commission Office has determined the minimum Flood Protection Grade (FPG) for this site would be 416.00 MSL.

**Contours and Elevations:** Contours and spot elevations shown were digitized from the Vanderburgh County Topographic Maps (Map #155 and dated April 1990.)

**Temporary Erosion Control:** (during construction)  
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 shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

**Drainage Easement:** The drainage easement, along the west side of lot 2, is for the access to and maintenance of the unnamed tributary to Little Pigeon Creek by the lot owner or authorized agencies and entities.

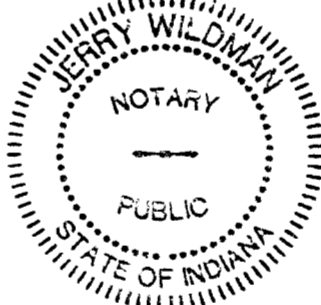
### OWNERS CERTIFICATE

The undersigned owner of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as Campbell Road Minor Subdivision. All roads shown, and not previously dedicated, are hereby dedicated to public use.

Strips of grounds, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated 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 erected 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.

AS OWNER OF LOT 2  
*John & Carolyn Basham*  
John & Carolyn Basham  
828 Campbell Road  
Evansville, IN. 47711

AS OWNER OF LOT 1  
*Thomas & Yvette Atherton*  
Thomas & Yvette Atherton  
806 Campbell Road  
Evansville, IN. 47711



### NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers 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 this 17<sup>th</sup> day of October, 1996

My Commission Expires: 12-12-97

Notary Resides In Gibson  
County, Indiana

*Jerry Wildman*  
Notary Public  
*Jerry Wildman*  
(typed or printed name)



### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the acts of 1981, public law #309, 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 19 1996

*Robert H. Boney, Jr.* President  
*Blaine A. Elmer* Executive Director  
PLAT RELEASE DATE Nov. 14, 1996  
*Blaine A. Elmer* Executive Director

# P-77