

REPLAT OF LOTS 1 and 2  
L.L.C. SUB.

DULY ENTERED FOR RECORD SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 13 1995

*Suzanne M. Connel*  
AUDITOR

5017

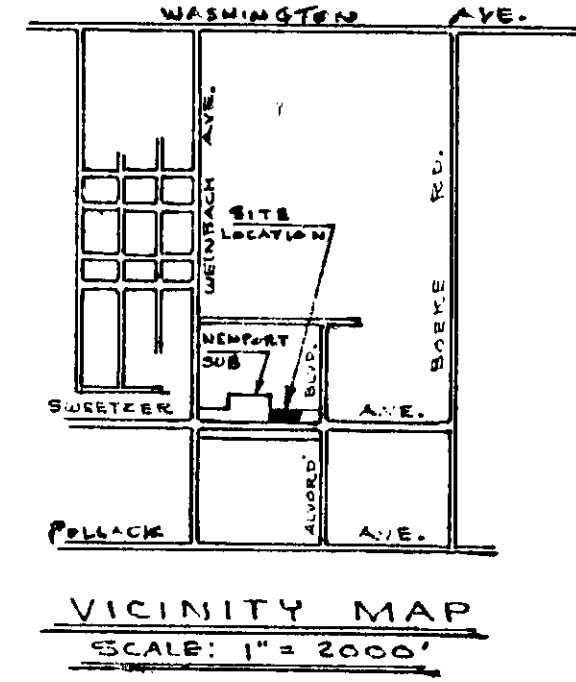
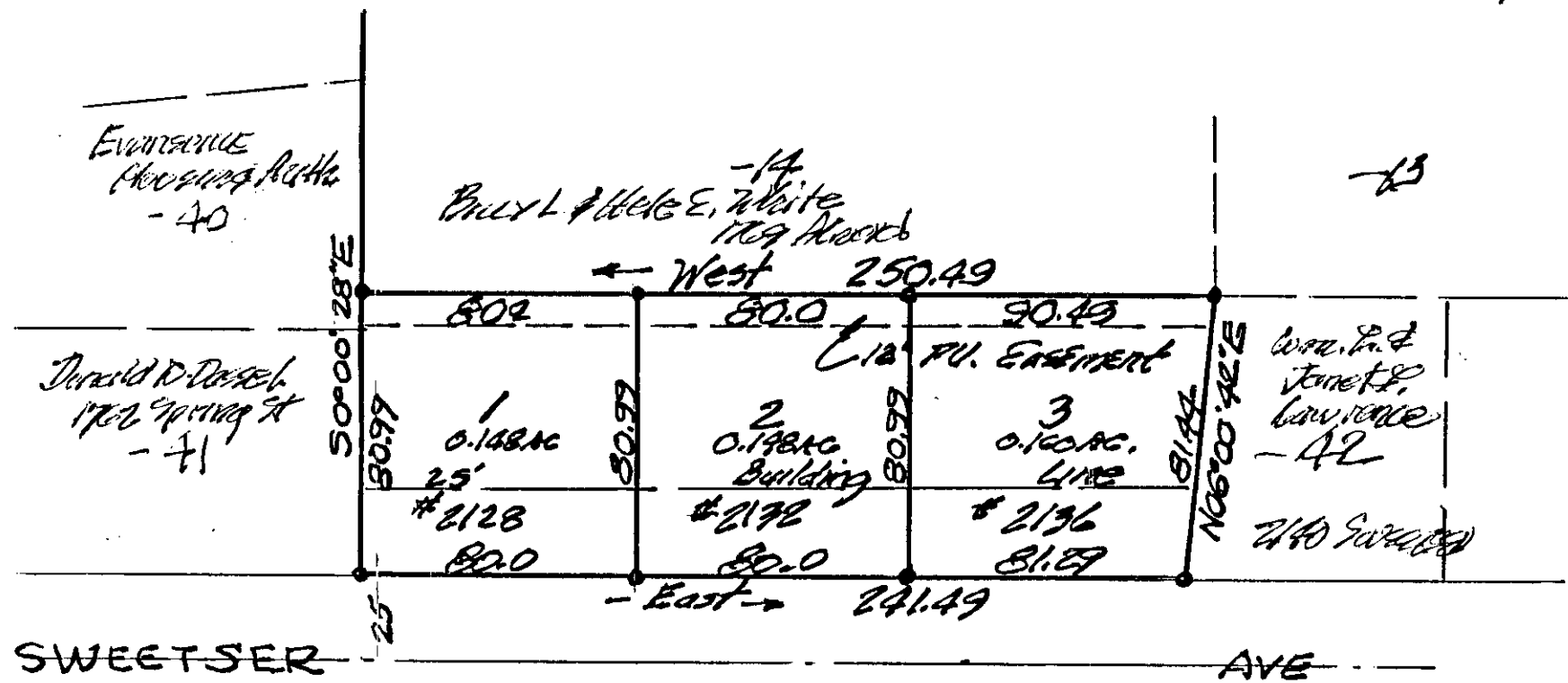
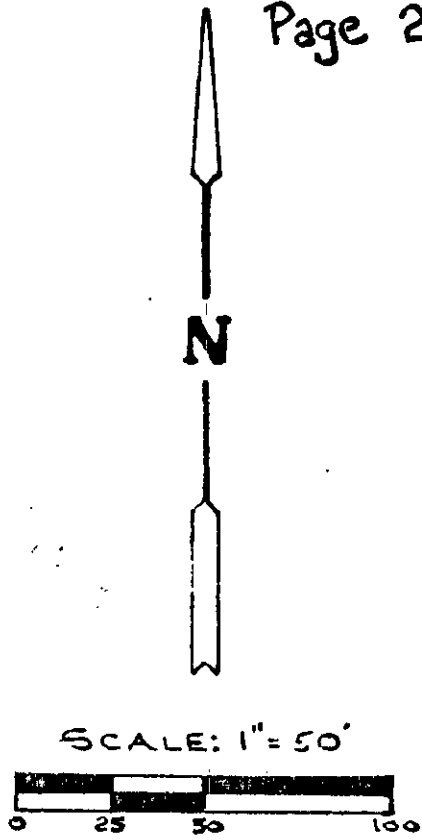
95-23724

RECEIVED FOR RECORD  
at 10:26 Sept 13 1995  
CTRL # 0010  
DETTY J. HERMAN, RECORDER  
VANDERBURGH COUNTY

Plat Book P  
Page 25

A subdivision of part of the Southwest Quarter of the Southwest Quarter of Section Thirty-four (34), Township Six (6) South, Range Ten (10) West lying in the City of Evansville, Vanderburgh County, Indiana, described as follows:

Beginning at a point on the North line of said quarter quarter section, which lies 247.00 feet West of the Northeast corner thereof (said point being the Northwest corner of Lot 42 in Newport Subdivision, as per plat thereof, recorded in Plat Record "K" page 98 in the office of the Recorder of Vanderburgh County); thence continue West along the North line of said quarter quarter section for 250.49 feet to a point on the East line of Lot 40 in said Newport Subdivision; thence South 00 degrees 28 minutes 30 seconds East along the East line of Lot 40 and Lot 41 in said subdivision for 80.99 feet to the Southeast corner of said Lot 41; thence East along the North line of Sweetser Avenue, as platted in said subdivision, for 241.49 feet to the Southwest corner of said Lot 42 in said subdivision; thence North 06 degrees 00 minutes 42 seconds East along the West line of said Lot 42 for 81.44 feet to the place of beginning, CONTAINING 0.457 AC ±



Philip J. Clardy Series # 2129	Michael B. ... - 8128	George ... - 7128	Edward ... - 6128	Robert ... - 5128	Paul D. ... - 4128	- 3
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NOTES

Erosion control: Slopes of 0 to 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 soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping. All corners marked with iron pin except as noted.

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.

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 obstruction. No structure other than such utility facility 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.

All utilities available at site by extension  
NOT IN FLOOD ZONE - MAP 0007B

OWNER'S CERTIFICATE

I, The undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as L.L.C. SUBDIVISION  
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected for maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

*James L. Clardy* as  
Laura L. Clardy  
216 S. KERTH AV  
EVANSVILLE, IN 47714  
*Bob Clardy*  
216 S. KERTH AV  
EVANSVILLE, IN 47714

NOTARY CERTIFICATE

STATE OF INDIANA }  
COUNTY OF VANDERBURGH } SS  
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.  
Witness my hand and seal this 7th day of September 1995  
My commission expires 3/13/96 Notary Public *Barbara A. Runyon*  
Resident of Vanderburgh County Printed *Barbara A. Runyon*

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 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 on 7-5-95  
Plat Release *Sept 13 1995*  
President *Robert H. ...*  
Executive Director *Suzanne M. Connel*  
Executive Director *Barbara A. Runyon*

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 all monuments shown exist at locations as noted, that this survey was made in accordance with Title 864, Article 1., Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class survey with a theoretical uncertainty of feet as determined by Sub-Section 7d, Section 7 of subject code.

*Billy T. Nicholson*  
Billy T. Nicholson, IN No. 7964  
Evansville, IN Date *May 23, 1995*



4595-12