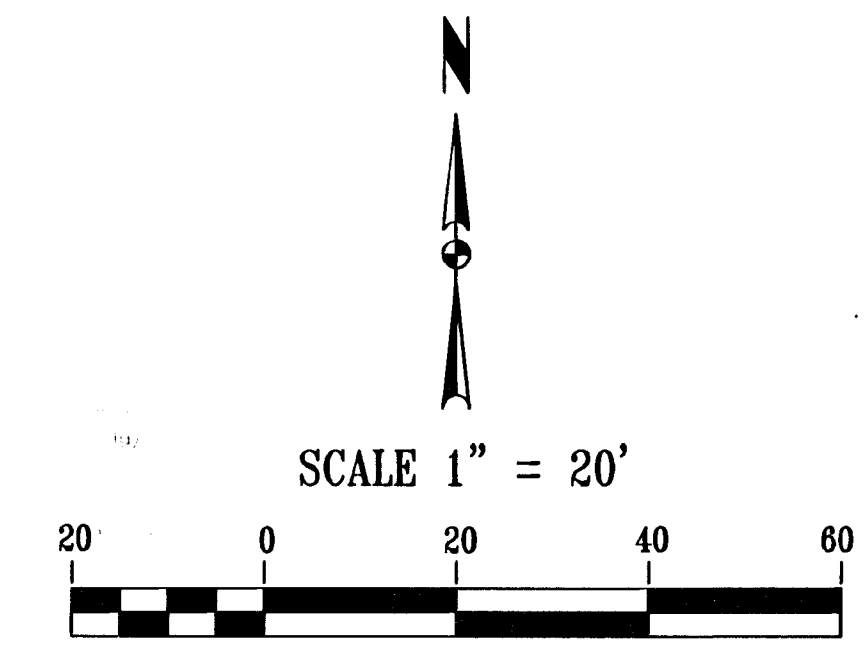
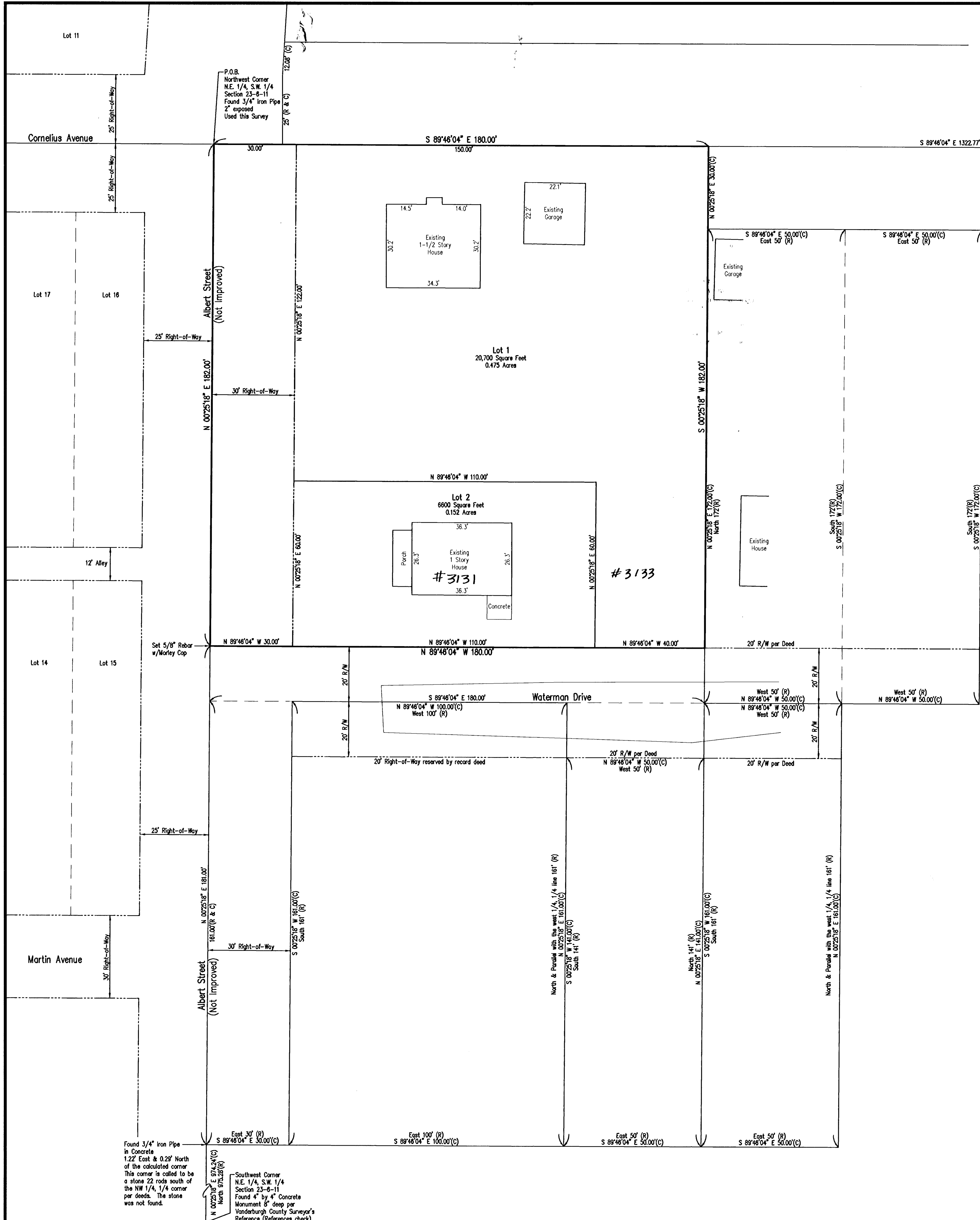


# McCallister Minor Subdivision

RECEIVED FOR RECORD  
 DATE 11-23-04 3:17 P.M.  
 PLAT BOOK R  
 PAGE 142  
 INSTR # 2004R00041297  
 BETTY KNIGHT-SMITH RECORDER  
 VANDERBURGH COUNTY



VANDERBURGH COUNTY  
**FILED**  
 NOV 23 2004 8365

*Substg*  
 NOTARY

**Boundary Description**  
 Reference: Deed Drawer 7, card 388;  
 Deed Drawer 7, card 389;  
 Document No. 2003R00056420

Part of the Northeast Quarter of the Southwest Quarter of Section 23, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the Northwest Corner of said quarter quarter section; thence along the north line of said quarter quarter section, South 89 degrees 46 minutes 04 seconds East 180.00 feet; thence parallel with the west line of said quarter quarter section, South 00 degrees 25 minutes 18 seconds West 182.00 feet to a point on the north right-of-way line of Waterman Drive; thence along said right-of-way line, North 89 degrees 46 minutes 04 seconds West 180.00 feet to a point on the west line of said quarter quarter section; thence along said west line, North 00 degrees 25 minutes 18 seconds East 182.00 feet to the point of beginning and containing a Gross Area of 32,760 Square Feet (0.752 acres).

Subject to 30 feet off the west side of the above described real estate which is reserved as a right-of-way for Albert Street.

Subject to all other easements and rights-of-ways of record.

**Surveyor's Certificate**

I, Scott D. Buedel, do 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.

Witness my hand and seal this 26<sup>th</sup> day of OCTOBER, 2004.

*Scott D. Buedel*  
 Scott D. Buedel, PLS  
 Indiana Registration No. 29900031  
 Morley and Associates, Inc.  
 600 SE. Sixth Street  
 Evansville, IN. 47713



**General Notes**

Access: Both lots shall access Waterman Drive.  
 Utilities: Evansville City water and sanitary sewers are available on site.  
 Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180257 0003 B of the Flood Insurance Rate Maps for the City of Evansville, Vanderburgh County, Indiana, dated October 15, 1981.

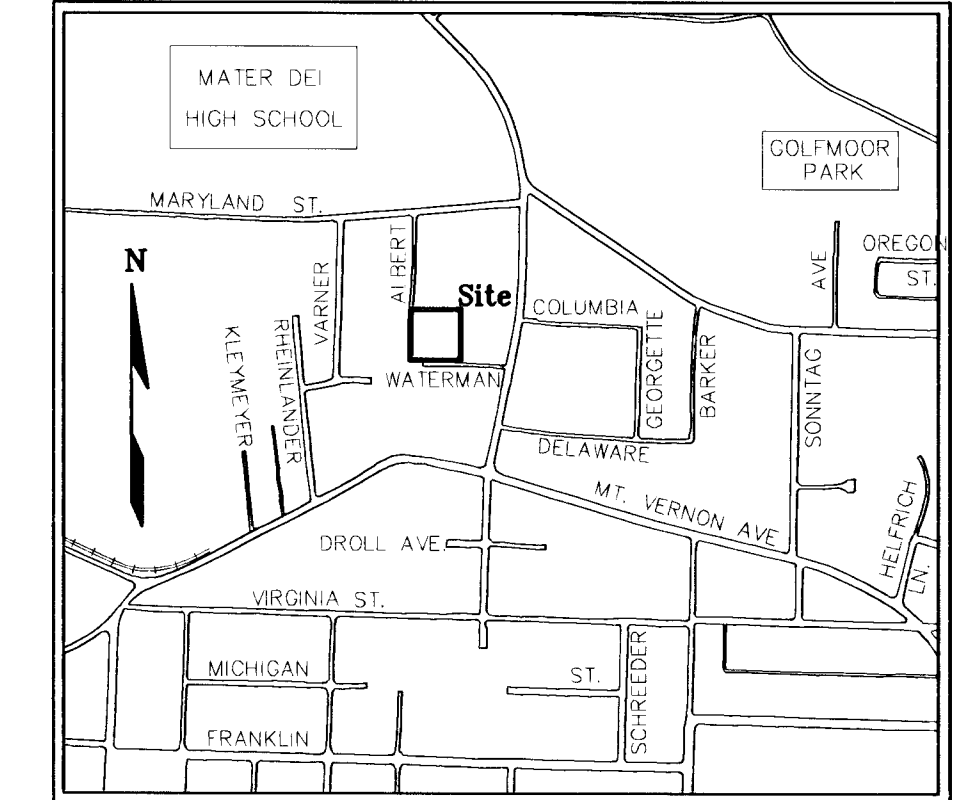
First Floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

On October 21, 2004, the Board of Zoning Appeals approved a variance petition for this site under Docket Number 2004-72-87A. This variance relaxed the minimum residential lot frontage from 60 feet to 40 feet along WATERMAN DRIVE FOR INGRESS/EGRESS ACCESS TO LOT #1 AS SHOWN ON THIS PLAT.

A Retracement Boundary Survey of the subject property was completed by Morley and Associates on October 25, 2004. This survey is recorded in Document Number 2004R00037913, in the Vanderburgh County, Records Office.



Location Map  
 No Scale

**Owner's 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 McCallister Minor Subdivision. All additional road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

*Stephan A. McCallister*  
 Stephan A. McCallister  
 3133 Waterman Drive  
 Evansville, IN 47720

**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 Owner and Subdivider, (Stephan A. McCallister) who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

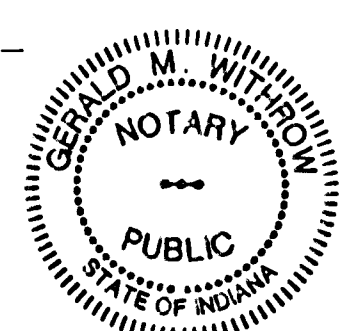
Witness my hand and seal this 27<sup>th</sup> day of OCTOBER, 2004.

My Commission Expires:  
MAY 21, 2010

*Gerald M. Withrow*  
 Gerald M. Withrow  
 Notary Public

Notary Resides in  
VANDERBURGH  
 County, Indiana

*GERALD M. WITHROW*  
 (typed or printed name)



**R-142**

**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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, March 9, 2004. (at Subdivision Review)

*Mark Foster*  
 Mark Foster  
 President  
*Bobby J. White*  
 Bobby J. White  
 Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording  
*Bobby J. White*  
 Bobby J. White  
 Executive Director

PLAT RELEASE DATE: Nov. 23, 2004

