

SHEPHERD ADDITION NO. 2

Lot No.	Owner
34	Jerry W. and Ann Walters 1801 N. Newton Avenue Evansville, IN 47712
35	Kieth F. Melarago 1809 N. Newton Avenue Evansville, IN 47715
36	Walter R. and Karen Wood 1813 N. Newton Avenue Evansville, IN 47715
37	Eric D. and Lisa A. Oldham 1825 N. Newton Avenue Evansville, IN 47715

	CURVE DATA		
	CURVE #1	CURVE #2	CURVE #3
Radius	67.50 feet	67.50 feet	62.50 feet
Angle	89°55'05"	89°55'05"	89°55'05"
Length	105.94 feet	105.94 feet	98.09 feet
Tangent	67.41 feet	67.41 feet	62.41 feet
Degree of Curvature	84.8826	84.8826	91.6732

MORGAN CENTER SUBDIVISION

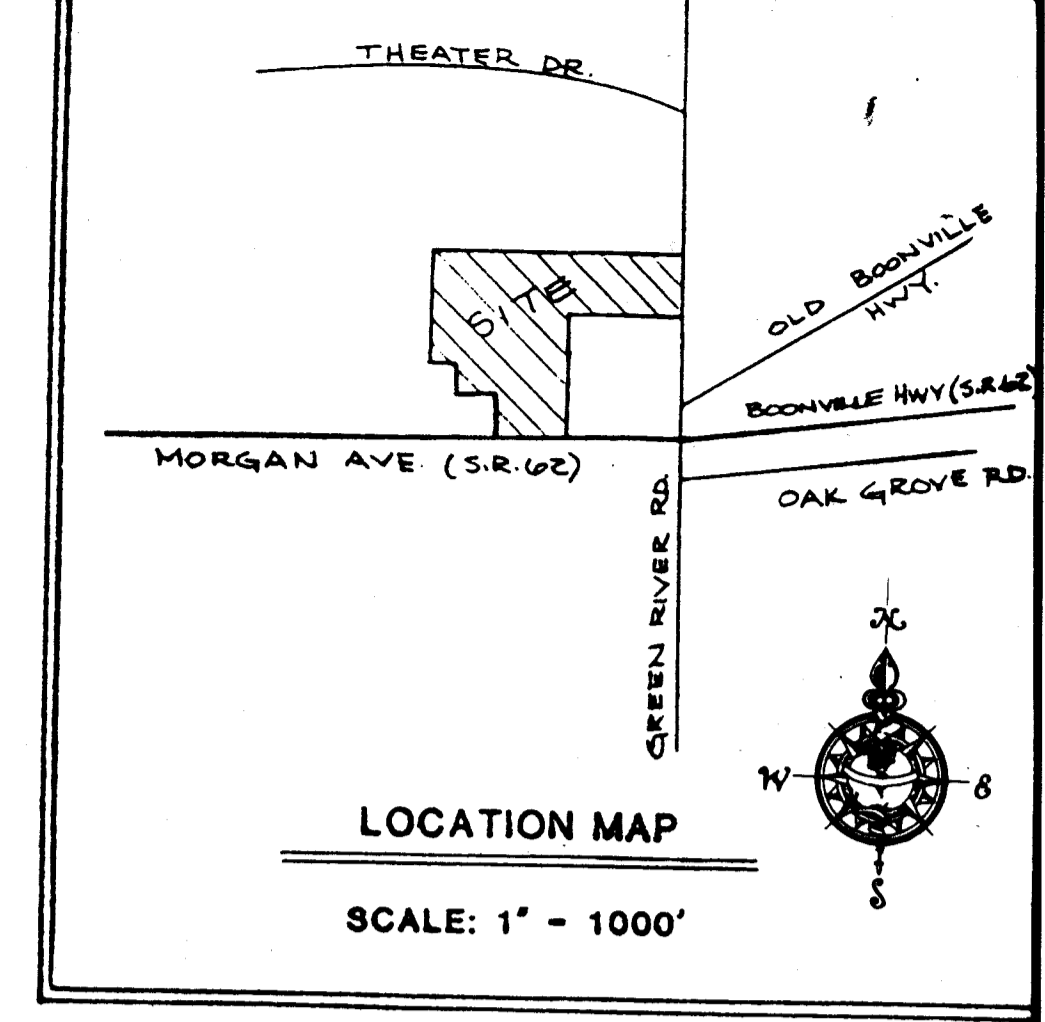
SECTION "B"

86-02478

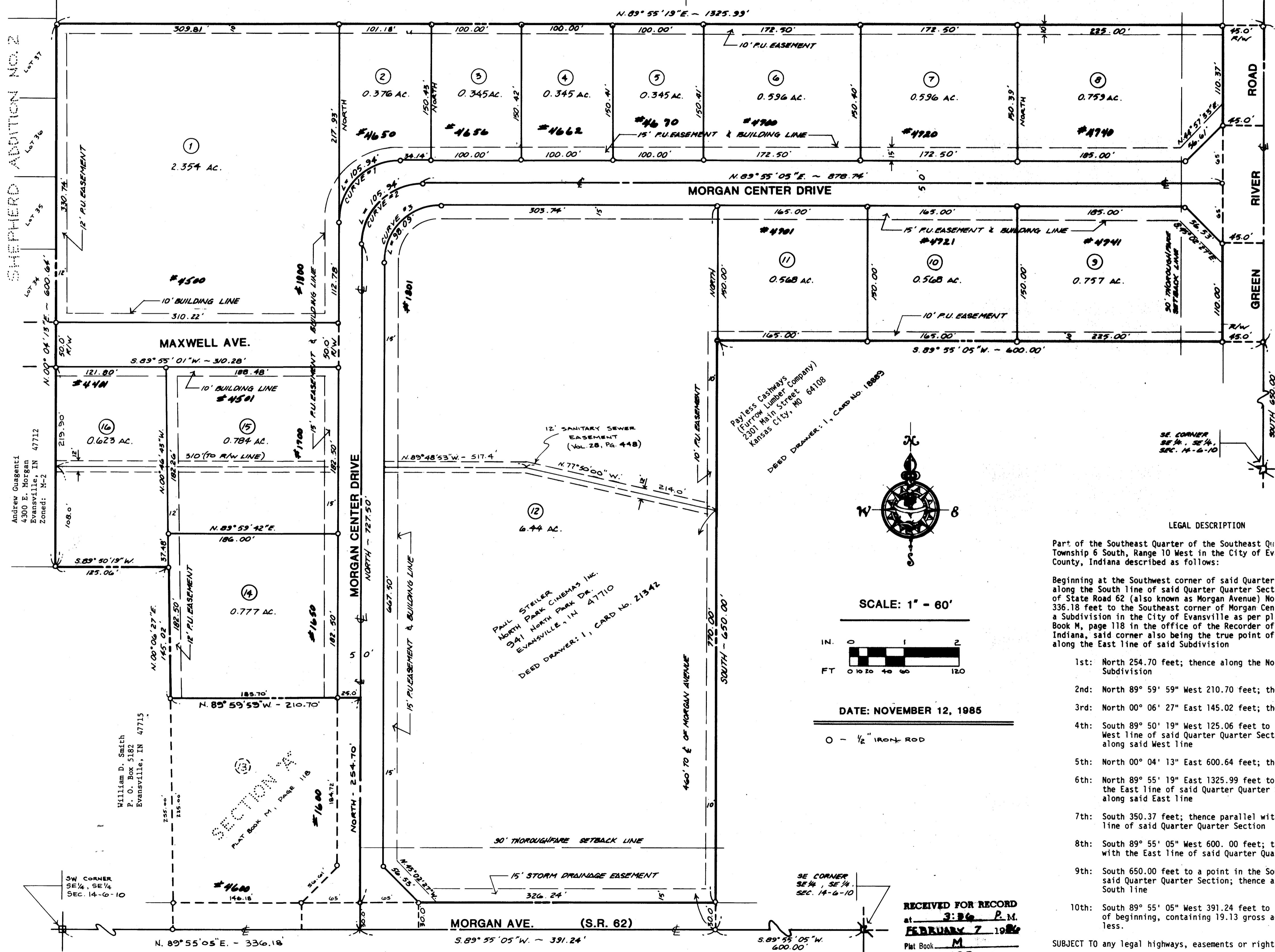
Evansville Teachers Federal Credit Union
4401 Theatre Drive
Evansville, IN 47715

Lowell R. & Belinda Weber
R. 8, Browning Road
Evansville, IN 47711

- General Notes
- Owner/Developer: Jarrett Management Company
 - Utilities: Water, electric, gas and sanitary sewer available at site.
 - Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
 - Zoning: Morgan Center Subdivision is zoned C-4. All surrounding areas zoned R-2.
 - Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM Panel 5 of 8 dated October 15, 1981 for the City of Evansville, Vanderburgh County, Indiana.
 - Soil Classification: Entire Subdivision soil type is: Pa - Patton silty clay loam, according to the Soil Survey Book of Vanderburgh County, Indiana.
 - Site Elevation: Contour lines were omitted due to relative flatness of site with minimal or no slope. Average site elevation of 385.5 feet above mean sea level.
 - All lot corners monumented with 1/2" iron rods.



SHEPHERD ADDITION NO. 2



Raymond E. Wright
719 Mela Drive
Evansville, IN 47712

Bernard & Marie Blessinger
1911 N. Green River Road
Evansville, IN 47715

Warren W. Spurling
6125 Oak Hill Road
Evansville, IN 47711

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Robert L. Jarrett *Paul Steiler*
ROBERT L. JARRETT PAUL STEILER - LOT 12

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS: I

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 25 day of November, 1985.
My Commission expires 11-5-89

Diana M. Howie Notary Public
Diana M. Howie Printed Name
A resident of Warrick County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on NOVEMBER 7, 1984

President: *[Signature]*
Secretary: *[Signature]*

Plat Release-County Auditors Certificate Date FEBRUARY 7, 1986
Received.

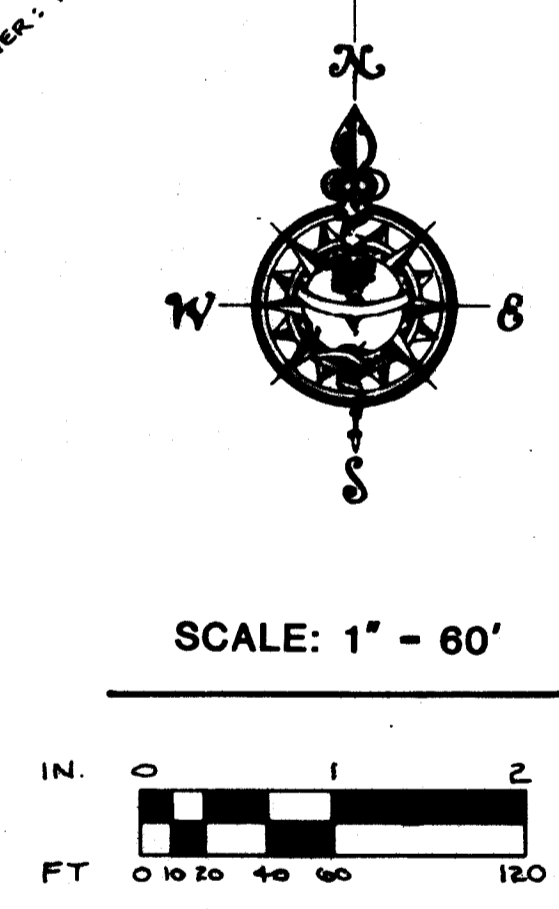
LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 10 West in the City of Evansville, Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section and the centerline of State Road 62 (also known as Morgan Avenue) North 89° 55' 05" East 336.18 feet to the Southeast corner of Morgan Center Subdivision Section A, a Subdivision in the City of Evansville as per plat recorded in Plat Book M, page 118 in the office of the Recorder of Vanderburgh County, Indiana, said corner also being the true point of beginning; thence along the East line of said Subdivision

- 1st: North 254.70 feet; thence along the North line of said Subdivision
- 2nd: North 89° 59' 59" West 210.70 feet; thence
- 3rd: North 00° 06' 27" East 145.02 feet; thence
- 4th: South 89° 50' 19" West 125.06 feet to a point in the West line of said Quarter Quarter Section; thence along said West line
- 5th: North 00° 04' 13" East 600.64 feet; thence
- 6th: North 89° 55' 19" East 1325.99 feet to a point in the East line of said Quarter Quarter Section; thence along said East line
- 7th: South 350.37 feet; thence parallel with the South line of said Quarter Quarter Section
- 8th: South 89° 55' 05" West 600.00 feet; thence parallel with the East line of said Quarter Quarter Section
- 9th: South 650.00 feet to a point in the South line of said Quarter Quarter Section; thence along said South line
- 10th: South 89° 55' 05" West 391.24 feet to the true point of beginning, containing 19.13 gross acres, more or less.

SUBJECT TO any legal highways, easements or rights-of-way.



DATE: NOVEMBER 12, 1985

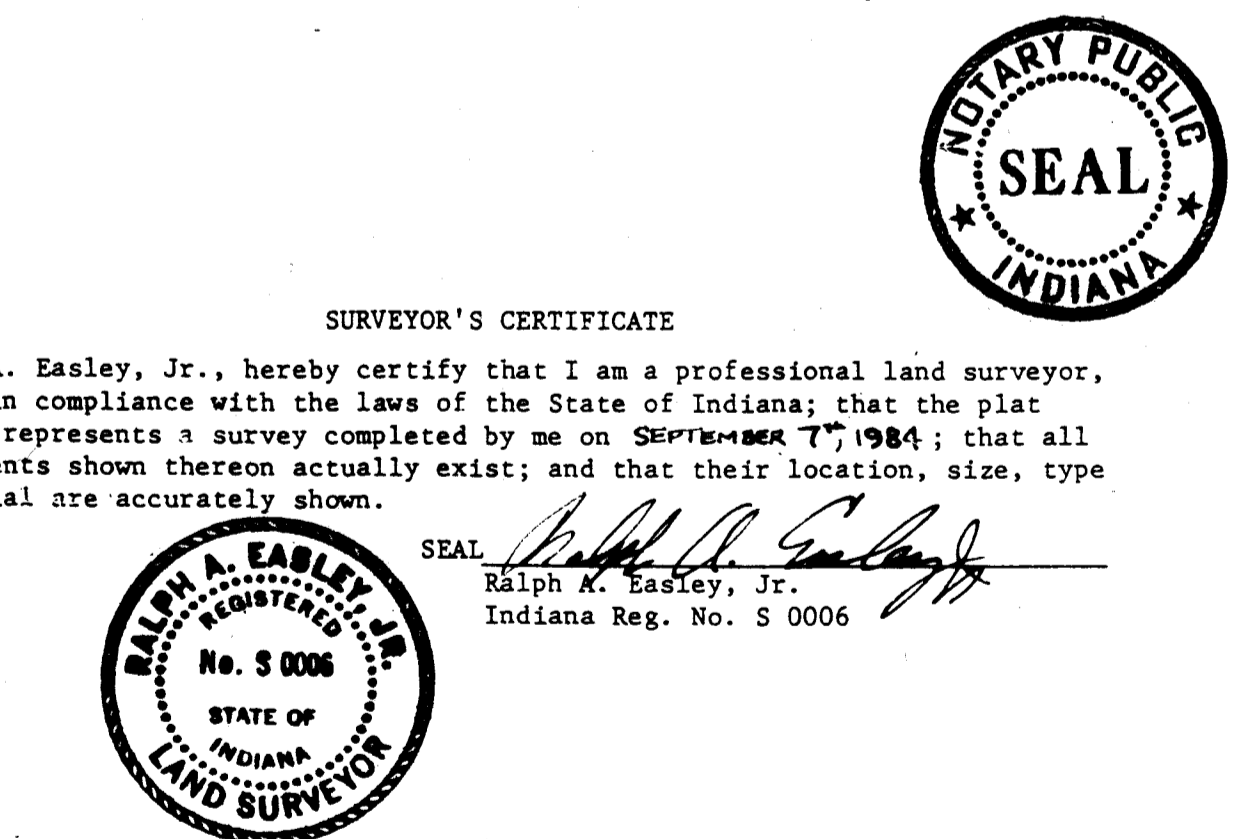
RECEIVED FOR RECORD
at 3:26 P.M.
FEBRUARY 7 1986
Plat Book M
Page 177
BOB STEELE, RECORDER
VANDERBURGH COUNTY

Jimmie Wayne & Patricia G. Taylor
4415 E. Morgan
Evansville, IN 47711

Ernest O, Sr., & Doris J. Popham
4501 E. Morgan
Evansville, IN 47711

STATE OF INDIANA

DAILY ENTERED FOR TAXATION
FEB 7 1986 615
Alvin Paul Smith



Storm drainage plans have been approved by the City Engineer for the Vanderburgh County Drainage Board on NOVEMBER 7, 1984.

Preliminary road construction plans have been approved by the City Engineer for the County Council on NOVEMBER 7, 1984.

M-177

AE
ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710