

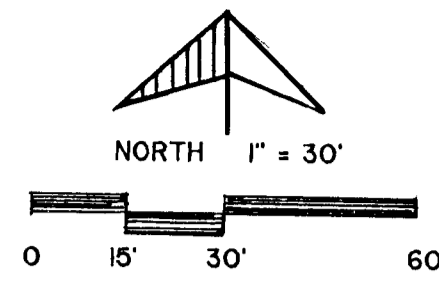
OWNER AND DEVELOPER: Jack and Joyce Raymond
1025 Richland Avenue
Evansville, Indiana 47711

RAYMOND MINOR SUBDIVISION

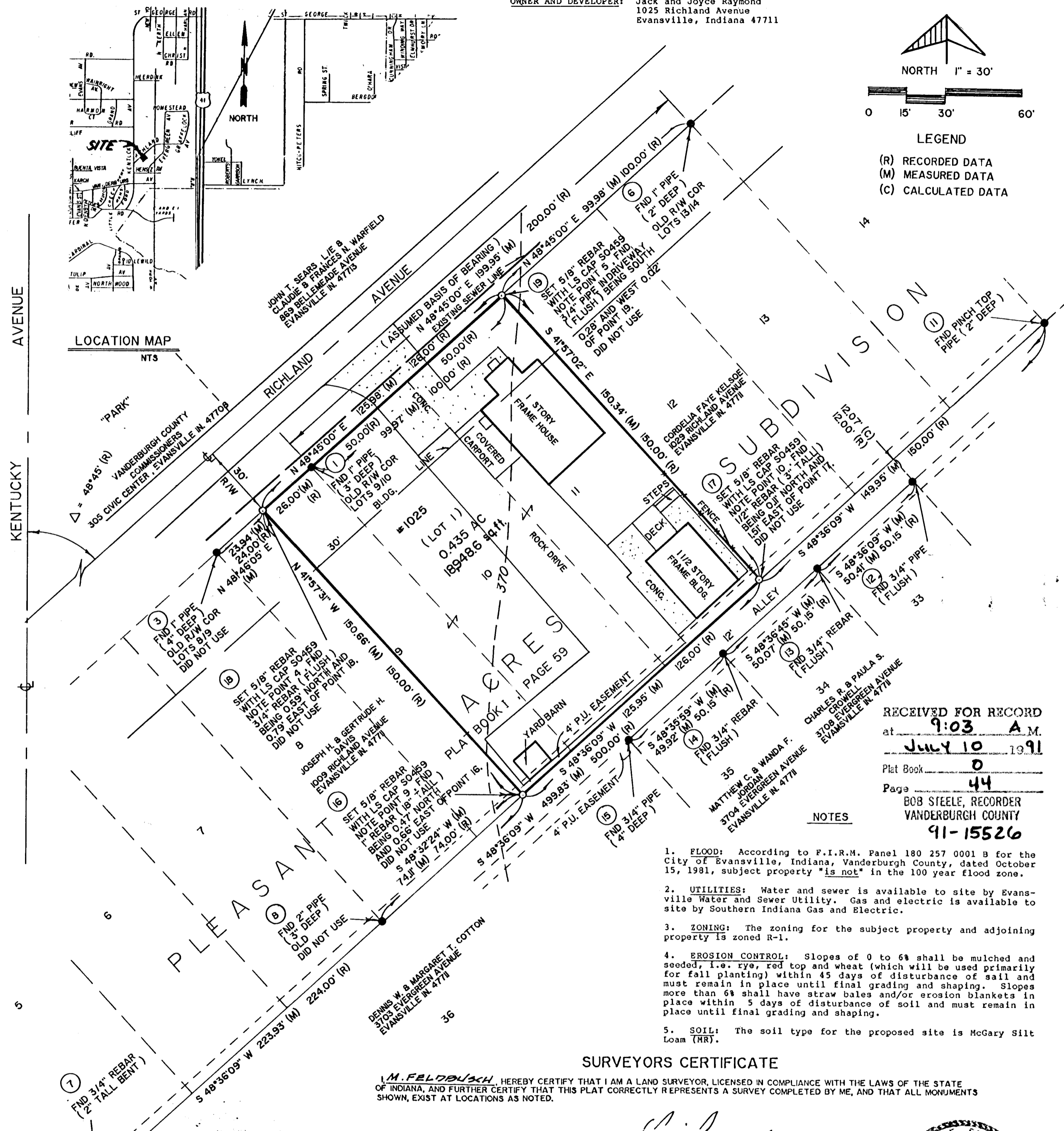
(LOT 1)
LAND DESCRIPTION

A subdivision replat of part of Lot 9, all of Lot 10 and Lot 11 of Pleasant Acres Subdivision, as recorded in Plat Book I, Page 59 in the Office of the Recorder of Vanderburgh County, Indiana being more particularly described as follows:

BEGINNING at a set 5/8 inch rebar with LS Cap S0459 at the NE corner of Lot 11 being the NW corner of Lot 12 in said subdivision being on the South right of way line of Richland Avenue; thence, South 41 degrees 57 minutes 02 seconds East a distance of 150.34 feet (measured) and 150.00 feet (record) to a set 5/8 inch rebar with LS Cap S0459 at the SE corner of Lot 11 being the SW corner of Lot 12 in said subdivision being on the North right of way line of a 12 foot alley; thence, South 48 degrees 36 minutes 09 seconds West a distance of 125.95 feet (measured) and 126.00 feet (record) along the North line of said 12 foot alley to a set 5/8 inch rebar with LS Cap S0459 being on the South line of Lot 9 in said subdivision also being on the North right of way line of said 12 foot alley; thence, North 41 degrees 57 minutes 31 seconds West a distance of 150.66 feet (measured) and 150.00 feet (record) to a set 5/8 inch rebar with LS Cap S0459 being on the North line of Lot 9 in said subdivision also being on the South right of way line of Richland Avenue; thence, North 48 degrees 45 minutes 00 seconds East a distance of 125.98 feet (measured) and 126.00 feet (record) along the South right of way line of Richland Avenue to THE PLACE OF BEGINNING containing 0.435 acres more or less.



LEGEND
(R) RECORDED DATA
(M) MEASURED DATA
(C) CALCULATED DATA



OWNERS CERTIFICATE

Jack F. Raymond THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON,
DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS RAYMOND MINOR SUBDIVISION

Jack F. Raymond

Joyce Raymond

RECEIVED FOR RECORD
at 9:03 A.M.
July 10 1991
Plat Book 0
Page 44
BOB STEELE, RECORDER
VANDERBURGH COUNTY
91-15526

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 obstructions. No structures other than such utility facilities 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.

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.

NOTES

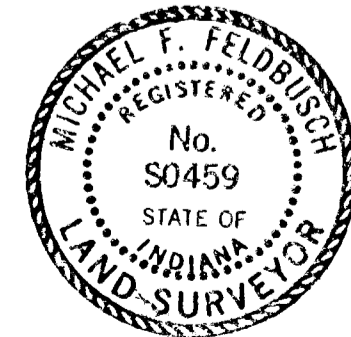
- FLOOD:** According to F.I.R.M. Panel 180 257 0001 B for the City of Evansville, Indiana, Vanderburgh County, dated October 15, 1981, subject property "is not" in the 100 year flood zone.
- UTILITIES:** Water and sewer is available to site by Evansville Water and Sewer Utility. Gas and electric is available to site by Southern Indiana Gas and Electric.
- ZONING:** The zoning for the subject property and adjoining property is zoned R-1.
- 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.
- SOIL:** The soil type for the proposed site is McGary Silt Loam (HR).

SURVEYORS CERTIFICATE

M. FELDBUSCH, 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.

20 MAY 1991
DATE

MICHAEL F. FELDBUSCH R.L.S.
IND. REG. No. S0459



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 OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 5th DAY OF July 1991.

MY COMMISSION EXPIRES: 10-01-94

RESIDENT OF VANDERBURGH COUNTY

Cheryl L. Greenwell
NOTARY PUBLIC
CHERYL L. GREENWELL
PRINTED



A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLANNING COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON 07/10/1991.

PLAT RELEASE JULY 10, 1991

EXECUTIVE DIRECTOR

PRESIDENT *Richard H. Bann*
EXECUTIVE DIRECTOR *Barbara L. Cunningham*



JUL 10 1991 5413

Sara Humphrey
AUDITOR

0-44

LOCATION MAP
NTS

KENTUCKY AVENUE

PLEASANT AVENUE

AVENUE

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