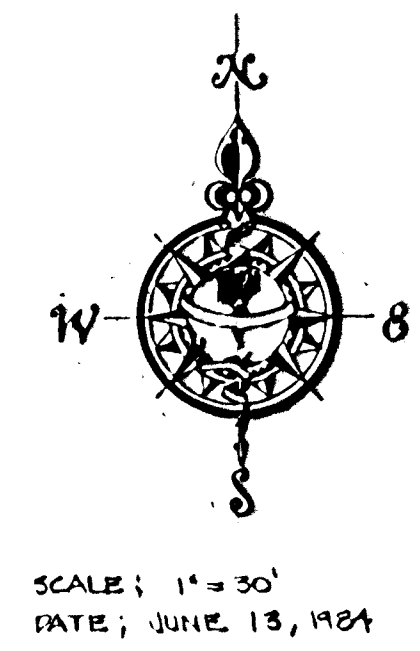
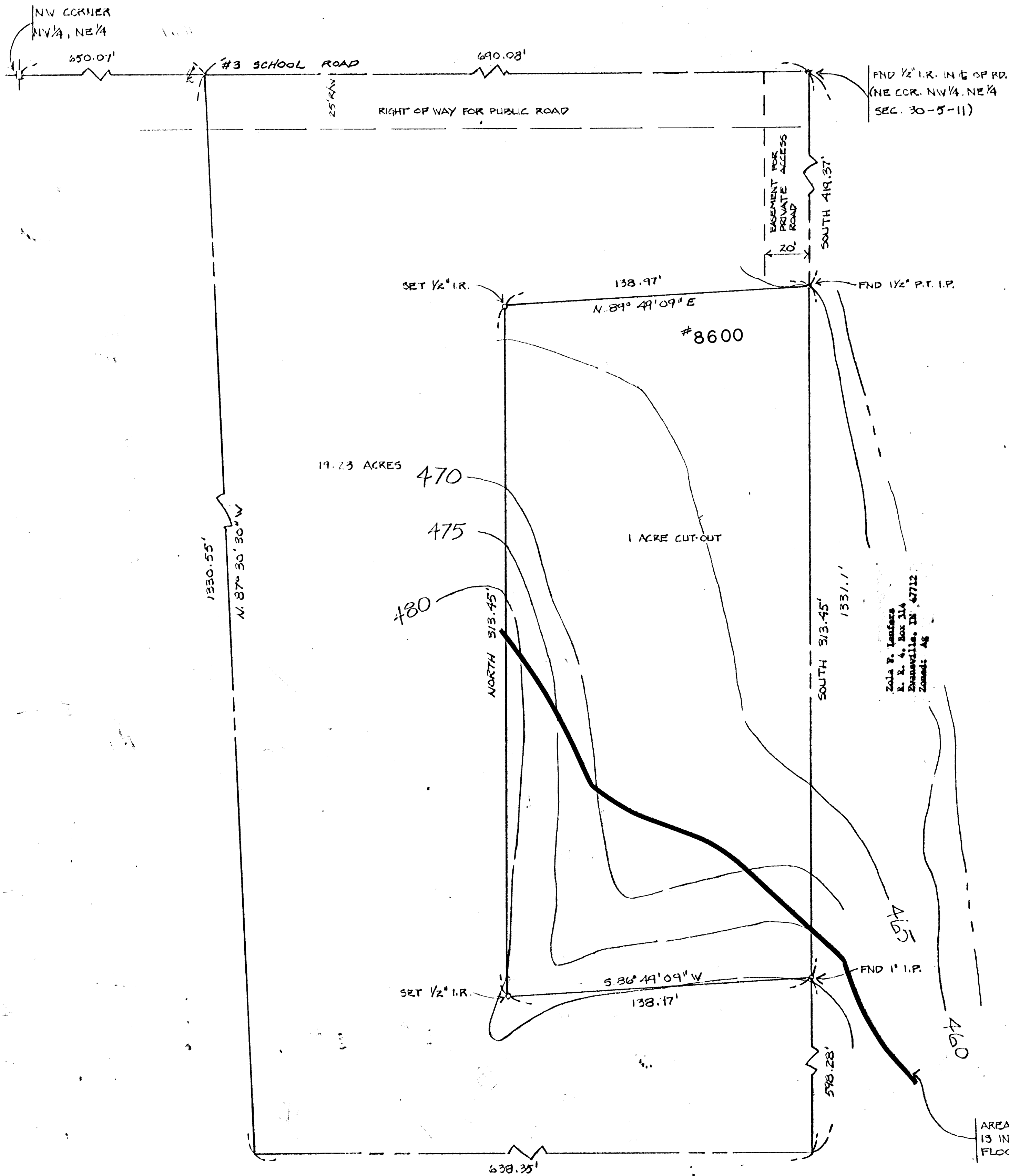
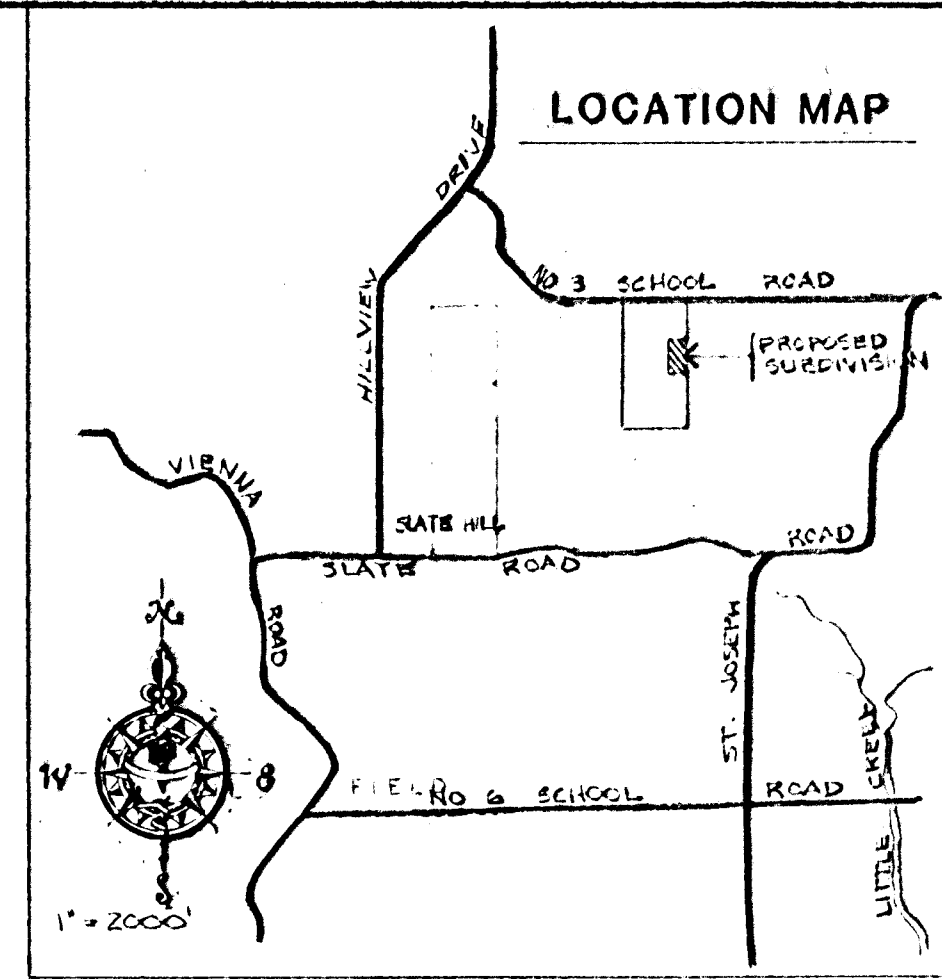


# ROBERTS SUBDIVISION

84-17479



**LEGAL DESCRIPTION**  
 Part of the Northwest Quarter of the Northeast Quarter of Section 30, Township 3 South, Range 11 West in Vanderburgh County, Indiana, described as follows:  
 Beginning at the Northeast corner of said Quarter Quarter Section; thence along the East line of said Quarter Quarter Section South 419.37 feet to a 1 1/2" iron pin; said iron pin also being the true point of beginning; thence continuing along said East line  
 1st: South 313.45 feet to a 1" iron pin; thence  
 2nd: South 86° 49' 09" West 138.97 feet to a 1/2" iron pin; thence  
 3rd: North 313.45 feet to a 1/2" iron pin; thence  
 4th: North 86° 49' 09" East 138.97 feet to the true point of beginning, containing 1.0 acre, more or less.  
 TOGETHER WITH an Access Road Easement over a strip of land 20.00 feet wide, measured at right angles, lying adjacent to and westerly of the following described line.

**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 strips subject to the right of the public utilities.  
 Charles M. Roberts  
 James L. Roberts

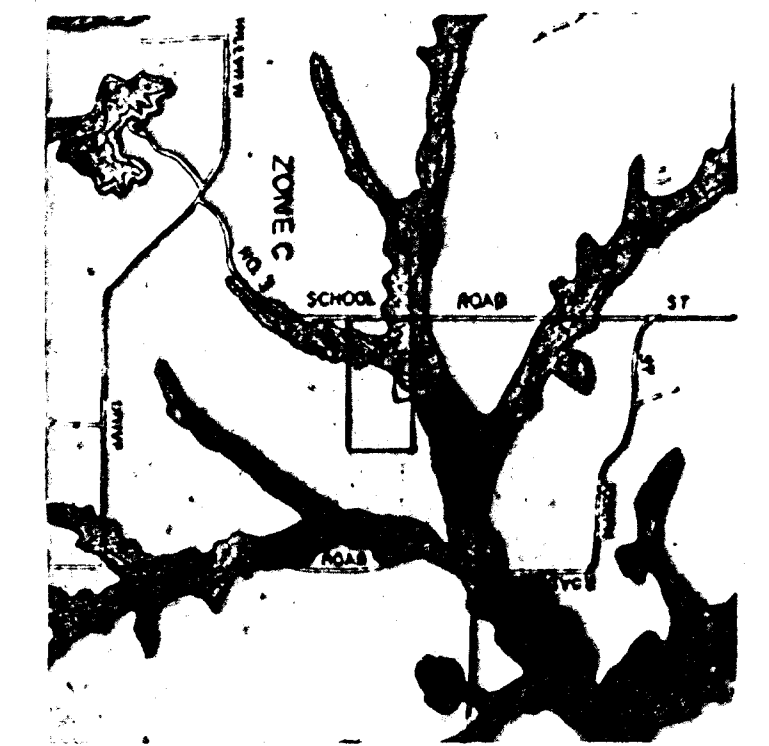
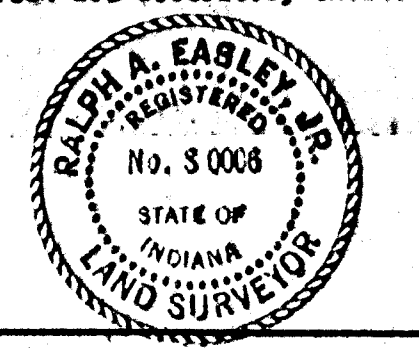
**APPROVAL CERTIFICATE**  
 Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana, under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville 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 President Jim Miller  
 Indiana at a meeting held on August 14, 1984 Secretary Barbara Cunniff  
 Plat Release-County Auditor's Certificate Date August 31, 1984  
 Received.

- General Notes**
- Owner/Developer: Joan Roberts.
  - Utilities: Water, electricity and gas are available at the site. German Township water district.
  - Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw baled or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
  - Zoning: All surrounding property and the minor subdivision are zoned Ag.
  - Flood Plain Data: A part of the property is located inside the 100 year flood zone according to FIRM Panel 73 of 100, dated March 19, 1982 for Vanderburgh County, Indiana. (See map.)
  - Soil Classifications:  
 Wm - Wilbur silt loam  
 WeD3 - Weaton silt loam, 12 to 18 percent slopes.  
 ZaC3 - Zanesville silt loam, 8 to 12 percent slopes.

**NOTARY CERTIFICATE**  
 State of Indiana ) ss:  
 County of Vanderburgh )  
 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 20th day of August, 1984.  
 My Commission expires 5-14-88  
James H. Roberts Notary Public  
 A Resident of Warrick County



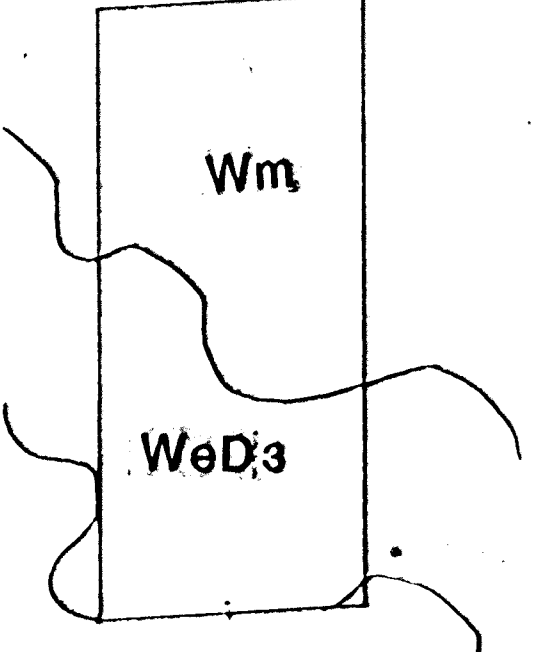
**SURVEYOR'S CERTIFICATE**  
 I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on \_\_\_\_\_, 1984, that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.  
 SEAL Ralph A. Easley, Jr.  
 Ralph A. Easley, Jr.  
 Indiana Reg. No. 9,006



AREAS OF 100 YEAR FLOOD



RECEIVED FOR RECORD  
 at 9:37 A.M.  
 August 31, 1984  
 Recorded in 266 M Recorded No.  
 Page 79  
 ESTELLA M. MOSS, RECORDER  
 VANDERBURGH COUNTY



SOIL MAP

M-79

AE		ANDY EASLEY ENGINEERING	
CIVIL ENGINEERING		LAND SURVEYING	
1133 W. MILL ROAD		EVANSVILLE, INDIANA 47710	
PLAT OF			
ROBERTS SUBDIVISION			
PART OF THE NW 1/4 OF THE NE 1/4 OF			
SEC. 30-5-11, VANDERBURGH CO., IN.			
APPROVED BY: <u>Ralph A. Easley, Jr.</u>			
DATE JUNE 29, 1984		SCALE: 1" = 30'	
NO.	DATE	BY	JOB NO.
1		JAH	435
REVISIONS	CHECKED BY: <u>AE</u>	SHEET 1 OF 1	