

WALDEN MINOR SUBDIVISION

PLAT

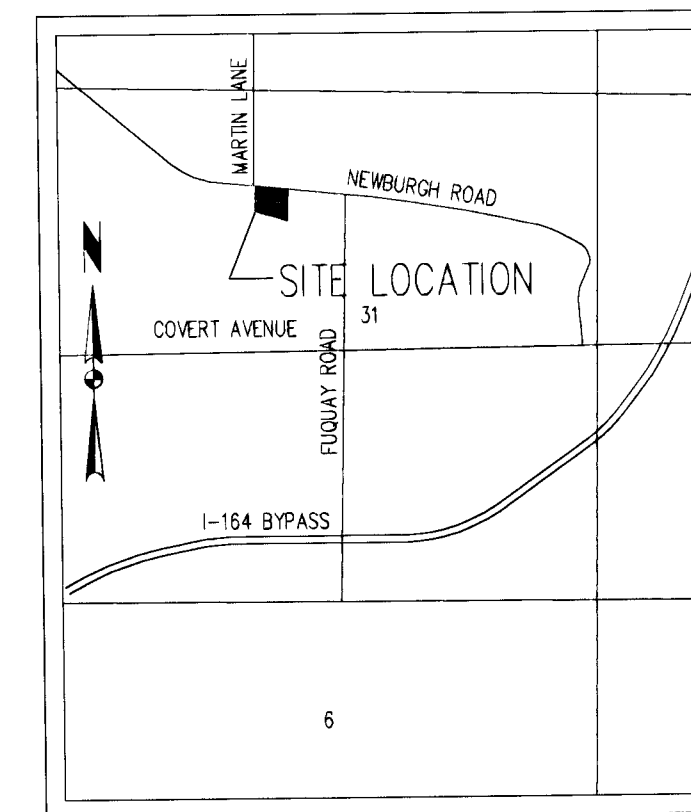
NE COR., NE 1/4
NW 1/4 OF
SEC. 31-6-9

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JAN 24 2006

Steve Smith
SURVEYOR
4145

RECEIVED FOR RECORD
DATE JAN 24 2006 12:18 PM
PLAT BOOK R
PAGE 193
INSTR # 2006 R0004536
COUNTY VANDERBURGH



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES

- Flood Plain Data:** NO portion of the subject property lies within the 100 Year Flood Zone (Zone A) as said property plats by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180257-008-B Dated October 15, 1981.
- Lot Drainage:** Individual lot owners are responsible to construct and maintain respective lot grades in such a manner as to allow stormwater runoff from abutting lots to flow freely to drainage swales or street curbs.
- Temporary Erosion Control:** (during construction)
 - Slopes of 0%-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 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.
- Erosion Control for Ditches:**
 - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
 - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
 - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.
- Property Corner Markers:** All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."
- Utilities:** Water, gas, electric, and telephone are available at the site. Sanitary sewer will be available by extension.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat, and subdivide said real estate as shown and designates the same as WALDEN MINOR SUBDIVISION. Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated 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 areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

SMITH & BRISCOE, LLC.

Steve Smith
STEVE SMITH, MEMBER-MANAGER
P.O. BOX 4190
EVANSVILLE, IN 47724

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

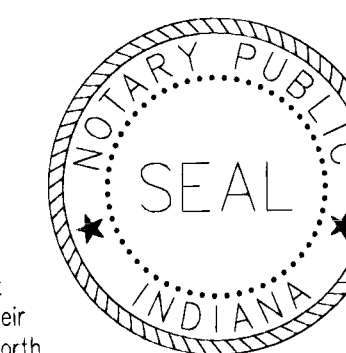
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 20th day of January, 2006

My Commission Expires:

June 14 2007
Notary Resides
Vanderburgh
County, Indiana

Kristina Sanders
Notary Public
Kristina Sanders
(typed or printed name)



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter of Section (31), Township Six (6) South, Range Nine (9) West, of the Second Principle Meridian, Knight Township, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

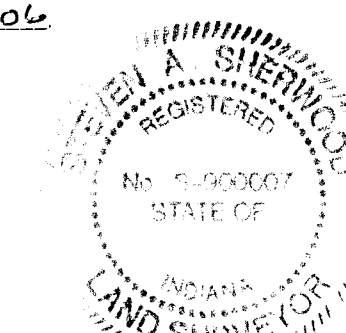
Commencing at a point on the East line of said X, Section, said point lying in the center of Newburgh Road, also being North 01 degrees 07 minutes 30 seconds East, a distance of 1614.22 feet from the Southeast corner of said Quarter, Quarter Section; thence North 84 degrees 12 minutes 05 seconds West a distance of 603.24 feet, to the Point of Beginning, said point also being the Northwest corner of Jacobs Minor Subdivision, recorded in Plat Book MS, Page 158 in the Office of the Recorder of Vanderburgh County, Indiana; thence South 01 degrees 03 minutes 00 seconds West a distance of 324.10 feet to the Northern Right of Way of the former Evansville and Suburban and Newburgh Rail Company; thence along said Northern Right of Way, North 75 degrees 17 minutes 48 seconds West a distance of 242.97 feet; thence North 01 degrees 03 minutes 00 seconds East a distance of 286.36 feet; thence South 84 degrees 12 minutes 05 seconds East a distance of 236.92 feet, to the True Point of Beginning and containing 1.654 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on JAN 5 2006 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 17 day of JAN, 2006

Steven A. Sherwood
Steven A. Sherwood, L.S.
Indiana Registration No. 90007



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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on October 11th, 2005 at Subdivision Review.

President: *Steve Jones* (Attest) Executive Director: *Buddy Smith*

Secondary Plat complies with the Ordinance and is released for recording.

PLAT RELEASE DATE: JAN 24 2006 Executive Director: *Buddy Smith*

R-193