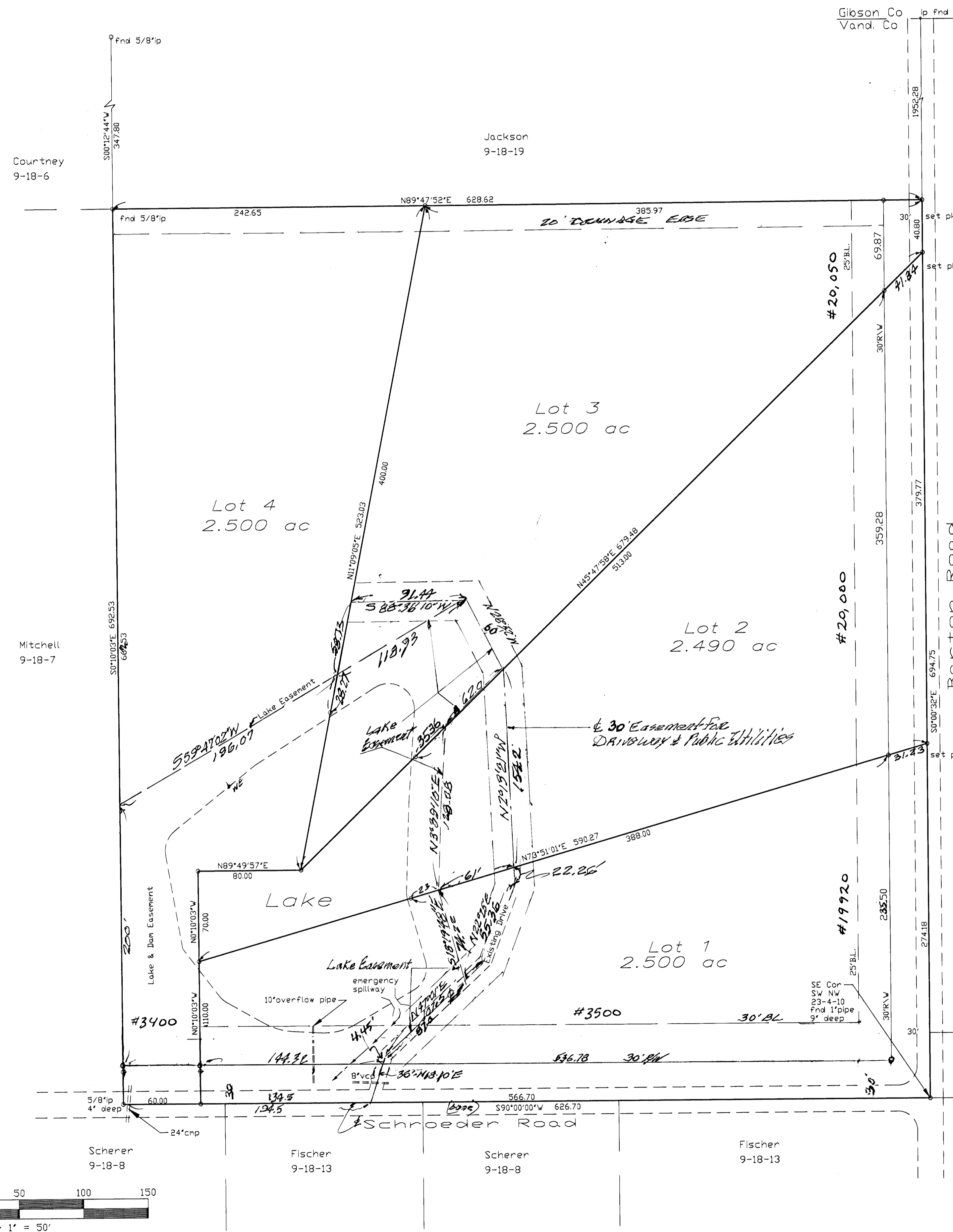
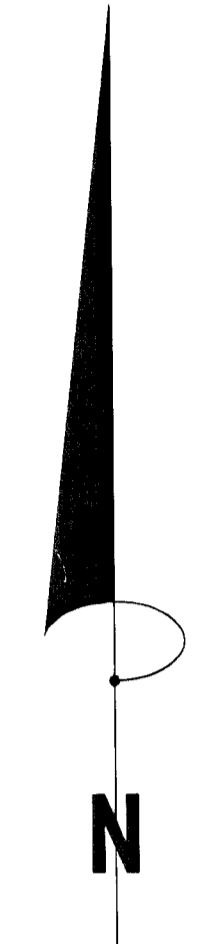


# WAYNE ALLEY SUBDIVISION

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
 SEP 14 2000  
 Auditor  
 # 6053

RECEIVED FOR RECORD  
 at 3:04 P.M.  
 SEPT 14 2000  
 Plat Book Q-93  
 Page 93  
 BETTY J. HERMANN RECORDER  
 VANDERBURGH COUNTY  
 2000R00027151



**LEGAL DESCRIPTION**

Part of the Southwest Quarter of the Northwest Quarter of Section 23, Township 4 South, Range 10 West, in Scott Township, Vanderburgh County Indiana described as follows:  
 Beginning at a 1" pipe (Found) in the center of Barton and Schroeder roads marking the Southeast corner of said Quarter Quarter Section; thence South 90 degrees 00 minutes 00 seconds West along the South line of said Quarter Quarter Section, 626.70 feet to a 5/8" Iron pin (Found); thence North 00 degrees 10 minutes 03 seconds West, 692.53 feet to a 5/8" Iron pin (Found); thence North 89 degrees 47 minutes 52 seconds East, 628.62 feet to a "PK" nail (set) on the East line of said Quarter Quarter Section in Barton Road; thence South 00 degrees 00 minutes 32 seconds East along the East line of said Quarter Quarter Section, 694.75 feet to the place of beginning, containing 9.99 acres more or less.

**OWNERS CERTIFICATE**

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as WAYNE ALLEY SUBDIVISION  
 All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.  
 Strips of ground, of the width shown on the 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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in 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 a 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.

Wayne T. Alley, Nancy Alley, Nancy Alley  
 1200 Washington Ave  
 Evansville, Indiana 47714

**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 owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed.  
 Witness my hand and seal this 14 day of July, 2000  
 My commission expires 12/31/2003. Notary Public *Robert A. Ruyter*  
 Resident of Vanderburgh County Printed *Robert A. Ruyter*

**GENERAL NOTES**

All lot corners marked with a 5/8" rebar/surveyor cap except as noted.  
 Sanitary Sewer not available.  
 Septic Systems must be in compliance with Rule 410-AC6-81 and must have a Certified Engineer designed system approved by the Vanderburgh County Health Department.  
 Water: Individual wells or water treatment from lake.  
 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 soil and must remain in place until final grading and seeding. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 3 days of soil disturbance and must remain in place until final grading and seeding.  
 Not in Flood plan - Panel 180256 00150 Flood Level  
 No brick or non-breakaway mailbox structures shall be placed in the street right of way.  
 Final drainage plan approved June 26 2000

**SURVEYORS CERTIFICATE**

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 11, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class "B" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7 of Section 7 of subject code.

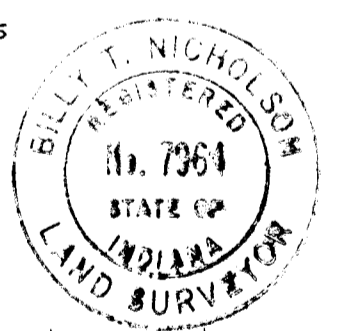
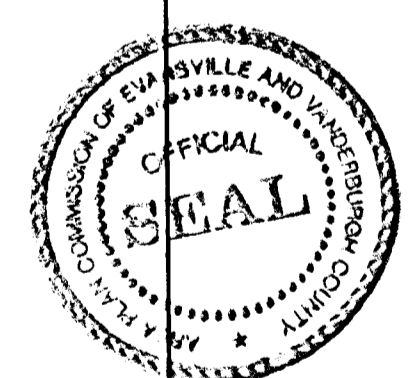
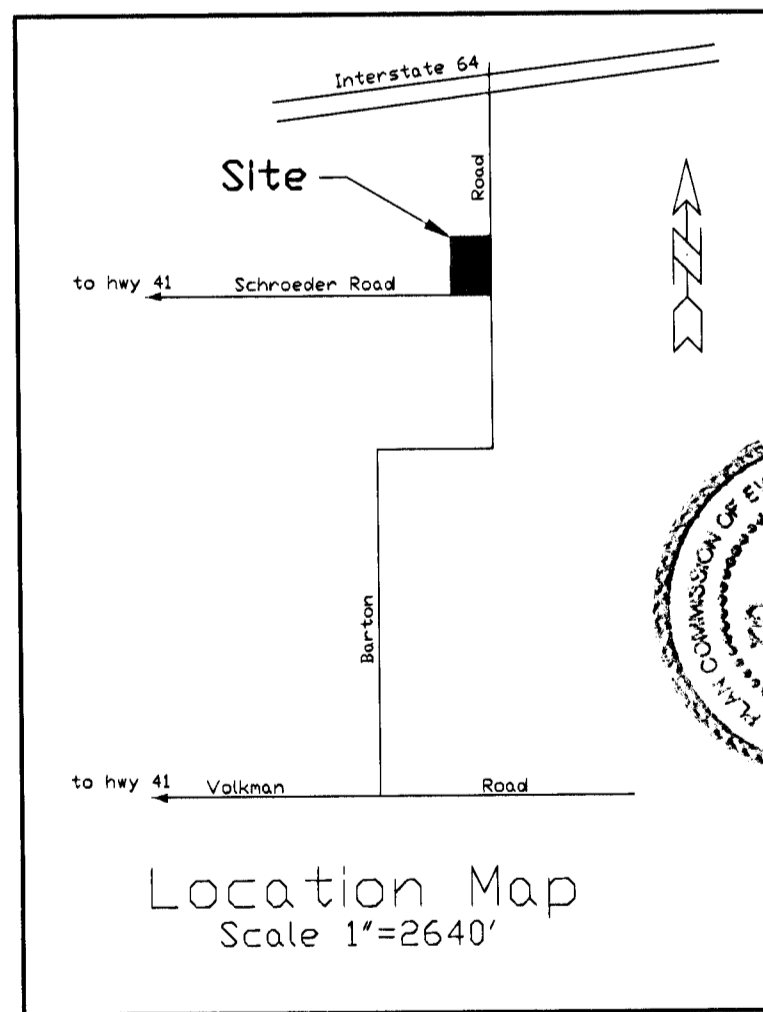
*Billy T. Nicholson*  
 Billy T. Nicholson IN No. 7964  
 Date 7/14/2000

**AREA PLAN COMMISSION CERTIFICATE**

Under the authority provided by Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given approval by the Area Plan Commission of Evansville and Vanderburgh County on June 26 2000.  
 Plat Release Sept. 14, 2000.  
 President *Mark Foster*  
 Executive Director *Carroll A. Lunsford*

**DRAINAGE IMPROVEMENTS - PLAN - A**

- The individual lot owners shall be responsible, including financially, for maintaining that part of the storm water drainage system and its easements which exists on his or her property in proper working order including:
1. Mowing grass, controlling weeds, and maintaining the designed cover of the waterways, storage basins, and easements in accordance with applicable ordinances.
  2. Keeping all parts of the storm water drainage system operating at all times as designed and as constructed and free of all trash, debris, and obstructions to the flow of water.
  3. Keeping the channels, embankments, shorelines, and bottoms of waterways and basins free of all erosion and sedimentation.
  4. Maintaining that part of the storm water drainage system which lies on his or hers property in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's Office; and in compliance with the County Drainage Ordinance.
  5. Preventing all persons or parties from causing any unauthorized alterations, obstructions, or detrimental actions from occurring to any part of the storm water drainage system and easements which lies on his or hers property.
  6. NOTICE: Any pipe, fence, wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition to, or alteration of the land within a drainage easement in this subdivision requires prior written approval of the County Drainage Board.
  7. All lot owners shall share equally in the cost of maintenance of the lake, dam and appurtenances



**Q-93**

