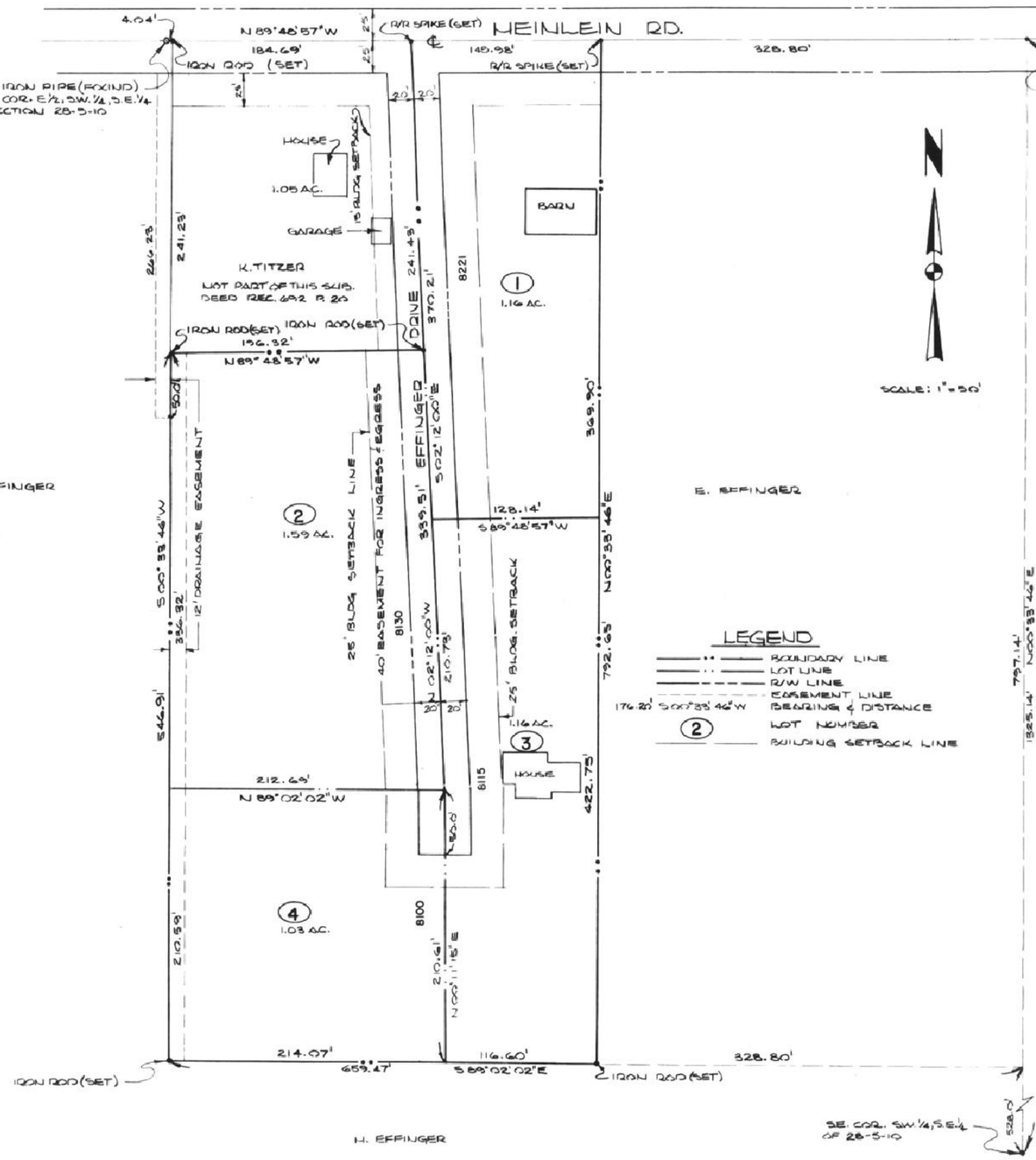
EFFINGER SUBDIVISION

FINAL PLAT

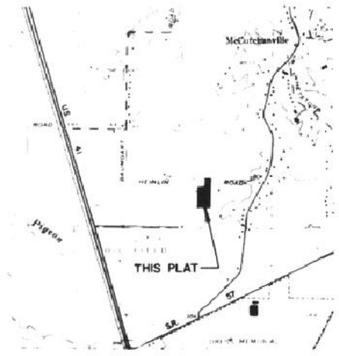
SC 8045



NOTICE!

STREET, ROAD AND OTHER [illegible] HAVE NOT BEEN MADE AND [illegible] VANDERBURGH COUNTY [illegible] THE SAME FOR MAINTENANCE [illegible] JANUARY 1, [illegible] VENDUM STANDARDS.

Charles D. Stallcup
EXECUTIVE DIRECTOR
EVANSVILLE-VANDERBURGH
COUNTY AREA PLAN COMMISSION



LOCATION MAP
SCALE: 1" = 2000'

DULY ENTERED for TAXATION

MAY 29 1980

AUDITOR

OWNERS' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as EFFINGER SUBDIVISION. All roads shown will be private roads and hereby are not dedicated to public use. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

Clem P. Effinger
Clem P. Effinger, Owner

RECEIVED FOR RECORD
[illegible]

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(s) 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 Notarial Seal this 17th day of April, 1980.

My Commission Expires:
2-9-81

Jerry A. Ward
Notary Public

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on 4-2-80.

Paul E. Hayfield
President

Plat Release Date : 5-28-80

Charles D. Stallcup
Secretary

Charles D. Stallcup
Secretary

CERTIFICATE CONCERNING CREATION, USE AND MAINTENANCE OF EFFINGER DRIVE

The undersigned Owner of the real estate shown and described hereon as EFFINGER SUBDIVISION does hereby declare that the private road shown hereon and named "Effinger Drive" is an easement for the common use of the owners, tenants and guests occupying the lots within said Subdivision, and for all governmental agencies, including, but not limited to, fire, police and mail delivery agencies. Said easement is also set aside for the installation and maintenance of public utilities, including, but not limited to, water, sewage, electricity and natural gas.

The undersigned Owner does acknowledge that Effinger Drive is, and shall at all times hereinafter, be deemed a private road, and shall not be constructed, repaired, maintained or otherwise accepted as a public road by the governmental authorities of Vanderburgh County, Indiana. The owners of the lots within said Subdivision, and their heirs, executors, assigns and transferees, shall assume all responsibility for the maintenance and repair of said road at all times after its installation by the Subdivision developer. In order to insure that said road shall be adequately maintained and repaired by the owners of the lots within said Subdivision, said owners, their heirs, executors, assigns, and transferees, shall be assessed equally for the necessary costs of maintaining and repairing said road.

The owner of Lot 2 within said Subdivision and their heirs, executors, assigns and transferees shall provide all access drives to property from said Effinger Drive.

A Subdivision Road Committee, whose members shall include only the record owners of all lots within said Subdivision, shall have full authority and responsibility to approve and initiate all necessary maintenance and repairs to said road, and to make and collect such periodic assessments from the owners of all lots within said Subdivision as shall be necessary to finance the approved maintenance and repairs of said road.

The rules and regulations concerning the administration of said Committee shall be prepared by the current owners of the lots within said Subdivision and shall be incorporated by agreement into all future transactions concerning the transfer of title in and to any and all of said Subdivision lots in order to provide adequate notice of the provisions contained herein to subsequent transferees of any and all of said lots.

This agreement may be amended by the approval of all the participating property owners within said Subdivision.

LEGAL DESCRIPTION - EFFINGER SUBDIVISION

A part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 5 South, Range 10 West in Vanderburgh County, Indiana, and being part of the West six acres of the East twelve acres of the North twenty-four acres of said Quarter Quarter Section as described in Deed Record 471, page 54, said part being described as follows:

Commencing at the Northeast corner of said Quarter Quarter Section, said corner being marked by an iron pipe found in place; thence North 89 degrees 48 minutes 57 seconds West a distance of 328.80 feet to a railroad spike set, being the true point of beginning; thence continue north 89 degrees 48 minutes 57 seconds west a distance of 145.98 feet to a railroad spike set; thence South 02 degrees 12 minutes 00 seconds east a distance of 241.43 feet to an iron rod set; thence north 89 degrees 48 minutes 57 seconds West a distance of 196.32 feet to an iron rod set; thence South 00 degrees 33 minutes 46 seconds West a distance of 546.91 feet to an iron rod set; thence South 89 degrees 02 minutes 02 seconds East a distance of 330.67 feet to an iron rod set; thence North 00 degrees 33 minutes 46 seconds East a distance of 792.65 feet to the true point of beginning, containing 4.95 acres.

Also, an easement for drainage described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Southeast Quarter of Section 28 Township 5 South, Range 10 West; thence North 89 degrees 48 minutes 57 seconds West a distance of 659.47 feet; thence South 00 degrees 33 minutes 46 seconds West a distance of 25 feet to the South right-of-way line of Heinlein Road, said point being the point of beginning; thence continue South 00 degrees 33 minutes 46 seconds West a distance of 266.23 feet to a point, said point being 50 feet South of the Northwest corner of Lot 2 of Effinger Subdivision; thence North 89 degrees 48 minutes 57 seconds West a distance of 12 feet; thence North 00 degrees 33 minutes 46 seconds East a distance of 266.23 feet; thence South 89 degrees 48 minutes 57 seconds East a distance of 12 feet to the point of beginning, containing 0.07 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on March 26, 1980 and that the monuments shown thereon actually exist and that their locations and materials are accurately shown.

JAMES Q. MORley REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, R.L.S.
Indiana Registration No. 12629

L-112