83-08486

FISCHER'S CORNER

SECONDARY PLAT

RECEIVED FOR RECORD
at 11:02 A.M.
MAY 9, 1983
Recorded in BK. L
Page 178
ESTELLA M. MYERS, RECORDER
VANDERBURGH COUNTY

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:

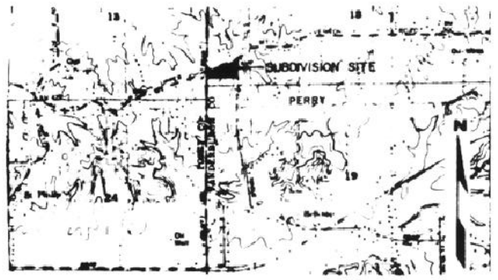
Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on MAY 4th, 1983.

Paul E. Hayford
President

Plat Release Date MAY 9, 1983

Barbara L. Cunningham
Director

Barbara L. Cunningham
Director



LOCATION MAP
SCALE: 1"=2000'

50 0 50 100
GRAPHIC SCALE: 1"=50'

SCALE:1"=50'

NO DRIVE ACCESS ALLOWED IN SHADED AREA

NW CORNER
SW1/4, SEC. 18
T6S, R11W

1 1/4" O.D. Pipe

RANGE 12 WEST
RANGE 11 WEST

Punched R.R. Spike

MT VERNON ROAD

N66° 50' 07"E 195.85'

707.66'

164.30'

25' R/W

UPPER MT. VERNON ROAD

N66° 30' 45"E 1474.77'

95' THOROUGHFARE SETBACK

10430

10530

N00° 10' 03"W 216.67'

25' BLDG SETBACK

1 2.573 Ac.

2 1.405 Ac.

3 1.375 Ac.

4 1.033 Ac

5 1.033 Ac

A

1712

1700

1640

139.68'

S00° 07' 58"W 376.38'

S00° 07' 58"W 439.68'

1/2" Rebar

300.00'

S88° 40' 00"W

75' THOROUGHFARE SETBACK

DRAINAGE ESMT.

25' R/W

150.00'

266.72'

555.72'

HOGUE ROAD

S00° 07' 58"W 215.54'

1/2" Square Head Bolt

N00° 10' 03"W 2644.28'

1/2" Iron Rod

10' UTILITY ESMT.

377.49'

S88° 40' 00"W

827.49'

N00° 10' 03"W 215.51'

COUNTY LINE

SECTION LINE

1" O.D. Pipe

826.36'

SW CORNER
SW1/4, SW1/4
SEC. 18, T6S,
R11W

POSEY COUNTY
VANDERBURGH COUNTY

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as FISCHER'S CORNER.

Robert R. Fischer, Owner

Nancy L. Fischer, Owner

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 Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his (their) voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 12th day of April, 1983.

My Commission Expires:
2-9-85

Terry A Campbell
Notary Public

Notary Resides in Vanderburgh County.

NOTARY PUBLIC SEAL INDIANA

PROTECTIVE COVENANTS, PRIVATE RESTRICTIONS AND GENERAL INFORMATION

(A) The minimum lot size shall be 1.0 acre.
(B) An 8 inch high pressure gas line runs on the east side of Hogue Road
(C) The parcel lies within the Evansville Waterworks District; however, water service is not currently available.
(D) The land is currently zoned "A" and does not require rezoning
(E) No sewers are available. Septic tank systems will be constructed to County recommendations.
(F) The entire parcel lies within flood plain Zone "C", above the 100 year flood contour line.
(G) All areas of existing ground cover to be disturbed shall be mulched within one week after disturbance has taken place or before any expected rainfall, whichever occurs first. Disturbed areas shall be temporarily seeded. Straw bales or any other suitable material shall be placed in the swales to provide temporary storage and reduce runoff velocity.
(H) Temporary sediment basins shall be constructed where shown and shall remain until adequate ground cover exists to resist erosion.
(I) Drive access will be restricted as shown. All drive access locations in nonrestricted areas shall be approved by the County Engineer.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 11 West, being more particularly described as follows:

Beginning at a 1/2 inch diameter iron rod on the west line of the Southwest Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 11 West, said rod being located by measuring from a one inch O.D. iron pipe at the southwest corner of said quarter quarter section with the bearing of north 00 degrees 10 minutes 03 seconds west along and upon the west line of said quarter quarter section a distance of 215.51 feet to the point of beginning of subject boundary description; thence north 00 degrees 10 minutes 03 seconds west along and upon the west line of said quarter quarter section, 216.57 feet to a punched railroad spike in the center of Upper Mount Vernon Road; thence north 66 degrees 00 minutes 45 seconds east along the centerline of Upper Mount Vernon Road, 707.66 feet to a punched railroad spike; thence north 68 degrees 50 minutes 07 seconds east along the centerline of Upper Mount Vernon Road, 195.85 feet to a punched railroad spike at the intersection of the centerline of Hogue Road; thence south 00 degrees 07 minutes 58 seconds west along the centerline of Hogue Road, 555.72 feet to a punched railroad spike; thence south 88 degrees 40 minutes 00 seconds west and parallel with the south line of said quarter quarter section, 827.49 feet to the place of beginning, containing 7.42 acres.

Subject to the legal rights-of-way 25 feet in width off the east, west and north sides of Hogue Road, County Line Road and Upper Mount Vernon Road respectively.

Subject to all other easements and rights-of-way of records.

SURVEYOR'S CERTIFICATE

I, James O. Morley, do hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on FEBRUARY 23, 1983, and that the monuments shown hereon actually exist and that their location and materials are accurately shown.

JAMES O. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James O. Morley
James O. Morley, L.S.
Indiana Registration No. 12629

2101

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