SHAG BARK HILL SUBDIVISION

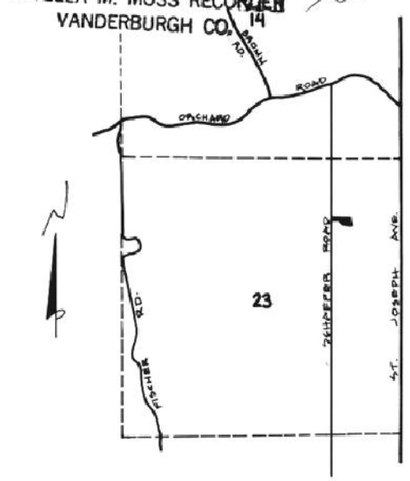
84-15531

LEGAL DESCRIPTION

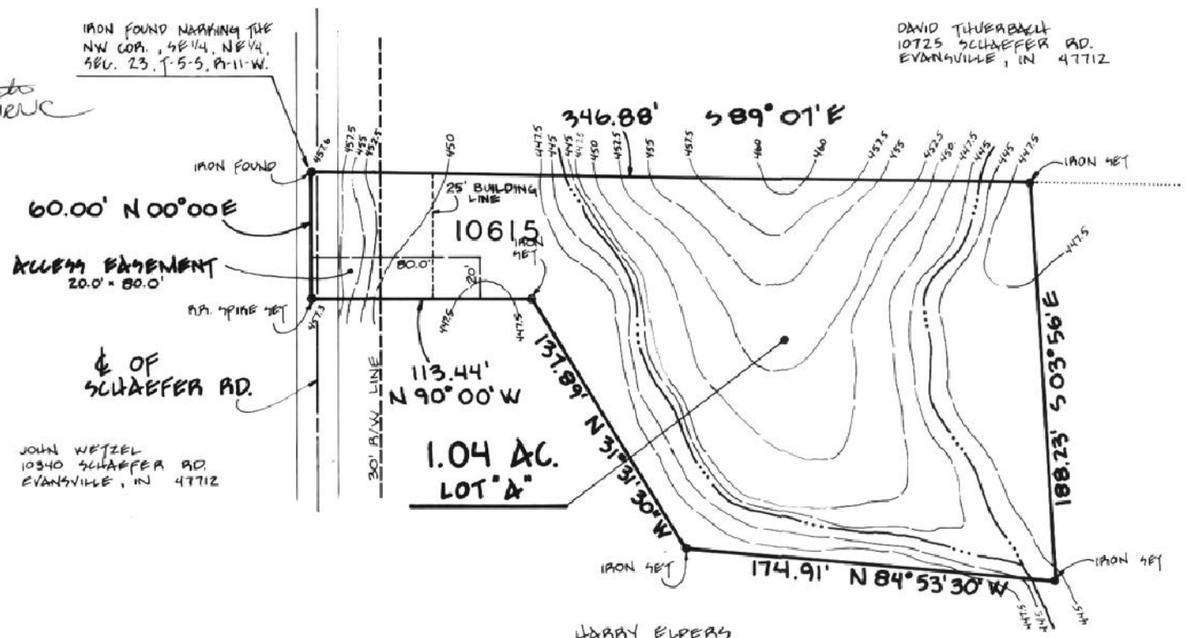
PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, T-5-S, R-11-W IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON MARKING THE NORTHWEST CORNER OF SAID 1/4, 1/4 SECTION; THENCE S 89° 07' E ALONG THE NORTH LINE OF SAID 1/4, 1/4 SECTION 346.88' TO AN IRON; THENCE S 03° 56' E 188.23' TO AN IRON; THENCE N 84° 53' 30" W, 174.91' TO AN IRON; THENCE N 31° 31' 30" W 137.89' TO AN IRON; THENCE N 90° 00' W 113.44' TO A RR. SPIKE ON THE WEST LINE OF SAID 1/4, 1/4 SECTION; THENCE N 00° 00' E ALONG SAID WEST LINE 60.00' TO AN IRON AT THE POINT OF BEGINNING.
CONTAINING 1.04 ACRES MORE OR LESS.

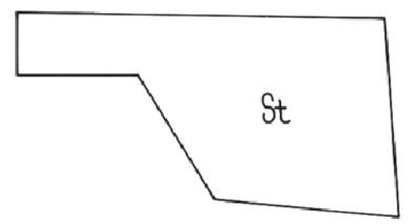
For Ratification + Approval
Applying to this Plat See
Misc Dr 1 Card 7940
Inst # 84 18663 Date 9-19-84
By Sharon G Otto Deputy

ESTELLA M. MOSS RECORDER
VANDERBURGH CO.



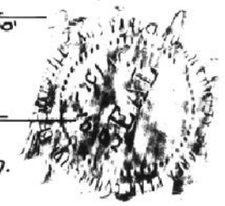
LOCATION MAP
SCALE: 1" = 2000'





RECEIVED FOR RECORD
at 11:33 A.M.
August 3, 19 84
Recorded in BK. M Recorded No
Page 77
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

SOIL SURVEY MAP
SCALE: 1" = 100'



EROSION PLAN

ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED WITHIN 45 DAYS.

DEDICATION CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL-ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL-ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SHAG BARK HILL SUBDIVISION AN ADDITION TO GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.
FRONT YARD BUILDING SETBACK LINES ARE TO BE 25' FROM THE RIGHT-OF-WAY OF SCHAEFER ROAD. ALL SIDE YARD BUILDING SETBACK LINES ARE TO BE 6' INSIDE PROPERTY LINES, BETWEEN WHICH LINES AND PROPERTY LINE, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.
EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.
WITNESS OUR HAND AND SEALS THIS 25 DAY OF July, 1984.

Ronald C. Brown
OWNER
RONALD C. BROWN

OWNER

OWNER

NOTES:

- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL.
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JUNE 25, 1984. THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDIANCE.

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

Fred J. Kuester
FRED J. KUESTER, L.S.
IN REG. NO. S0137

I, FRED J. KUESTER, HEREBY CERTIFY LOT "A" OF SHAG BARK HILL SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN.

VANDERBURGH AREA PLAN COMMISSION

DULY ENTERED FOR TAXATION
AUG 3 1984 3820

Alice Jo Bruder
AUDITOR

Virgil D Miller
PRESIDENT

August 3, 1984
PLAT RELEASE

Barbara R. Cummings
DIRECTOR

July 16, 1984
DATE

Barbara R. Cummings
SECRETARY

ACKNOWLEDGEMENT CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPERATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.
WITNESS MY HAND AND SEAL THIS ___ DAY OF ___, 1984.

M-77

Jane L Cooke
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-17-, 1985.