COVERT SUBDIVISION

84-22018

SCALE: 1" = 30'

DATE: OCTOBER 10, 1984

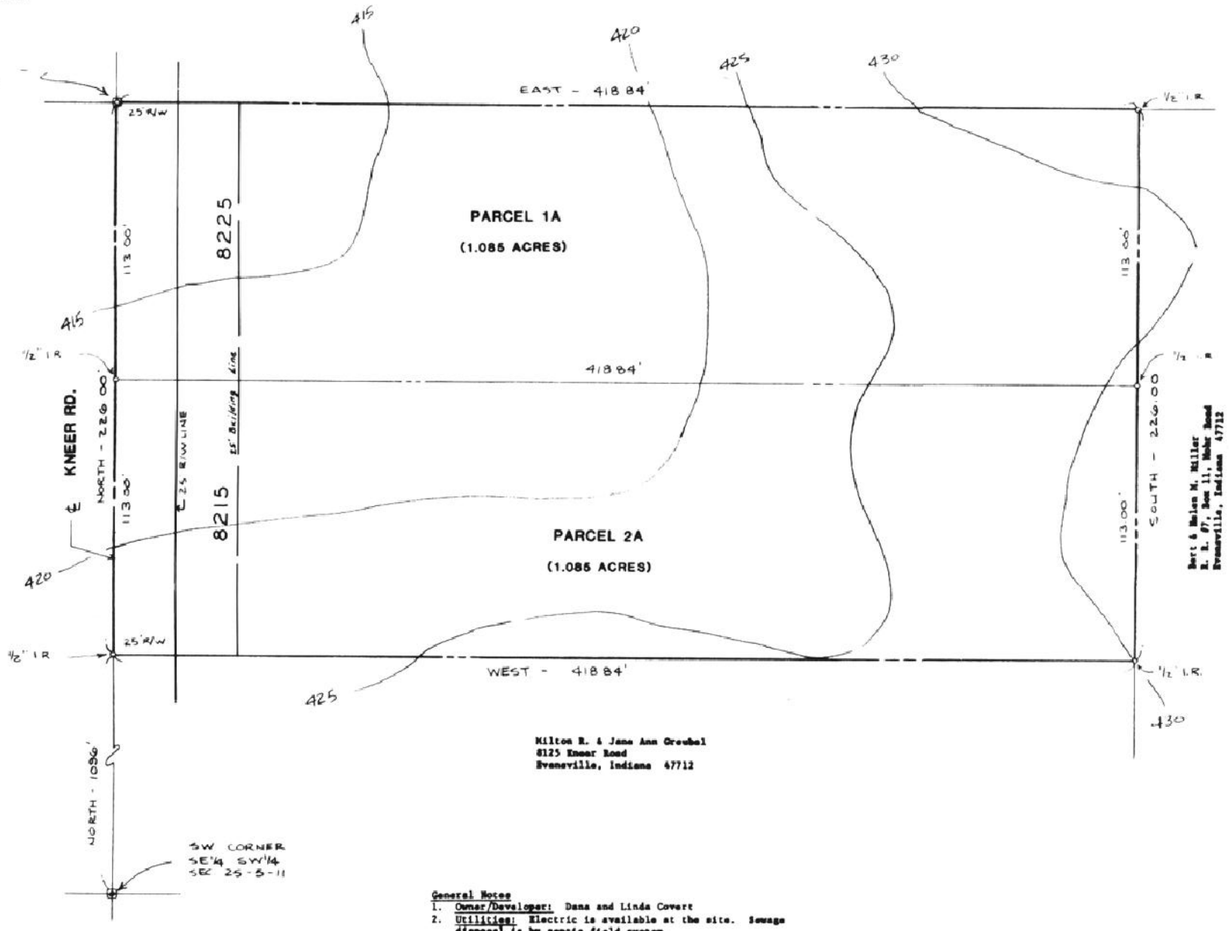
Raymond & Ronald Steinhuhl
R. R. #5
Evansville, Indiana 47711

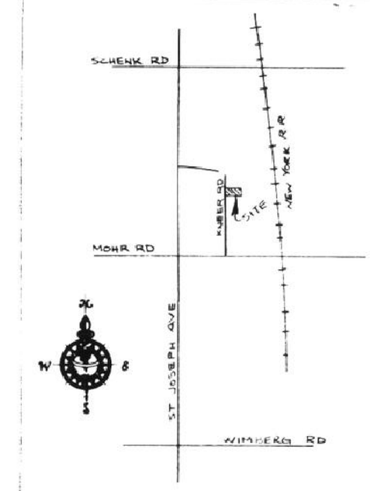
Robert L. & Helen L. Dixon
R. R. #7, Box 59, Kneer Road
Evansville, Indiana 47712

Leo & Hessian C. Macha
R. R. #9, Box 13, Mohr Road
Evansville, Indiana 47712

Bert & Helen M. Miller
R. R. #7, Box 11, Mohr Road
Evansville, Indiana 47712

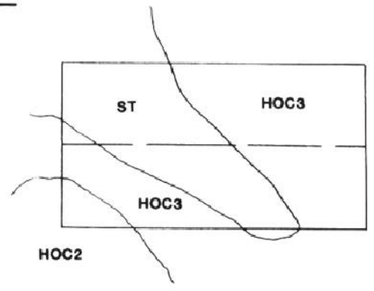
Milton R. & Jane Ann Groshel
6125 Kneer Road
Evansville, Indiana 47712





LOCATION MAP

SCALE: 1" = 2000'



SOIL MAP

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 25, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section

1st: East 418.84 feet; thence parallel with the West line of said Quarter Quarter Section

2nd: South 226.00 feet; thence parallel with said North line of said Quarter Quarter Section

3rd: West 418.84 feet to a point in said West line of said Quarter Quarter Section; thence along said West line

4th: North 226.00 feet to the true point of beginning, containing 2.17 acres, more or less.

SUBJECT TO a 25 foot road right-of-way Easterly of and adjacent to the above described 4th Course.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures. Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land but owners in this subdivision shall take their titles subject to the right of the public utilities.

Dana Lee Covert II Linda Jean Covert

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 foregoing plat with 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 2nd day of October, 1984.

My Commission expires 6-1988 Notary Public

A Resident of Vanderburgh County

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under 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. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on October 16, 1984.

President:

Secretary:

Plat Release-County Auditors Certificate Received.

Date November 2, 1984

1:45 P.
Nov 2, 84
BK M
94

6385

General Notes

1. **Owner/Developer:** Dana and Linda Covert
2. **Utilities:** Electric is available at the site. Sewage disposal is by septic field system.
3. **Erosion Control:** All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. **Zoning:** All surrounding property and minor subdivision are zoned Ag.
5. **Flood Zone Data:** Property is located outside the 100 year flood zone according to FIRM Panel 75 of 100, Vanderburgh County, Indiana dated March 19, 1982.
6. **Soil Classification:**
   HoC2: Hosmer silt loam, 6 to 12% slopes
   HoC3: Hosmer silt loam, 6 to 12% slopes
   St: Stendal silt loam
7. Individual sewage systems must be in compliance with HSE-15 and each lot must have certified engineered systems approved by the Health Department.

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a profesional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on October 10,1984; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL

Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

M-94

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

PLAT OF
COVERT SUBDIVISION
PART OF THE SE1/4 OF THE SW1/4,
SEC.25-5-11 VANDERBURGH CO., INDIANA

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

APPROVED BY:
DATE OCT 10, 1984 SCALE: 1"=30'
DRAWN BY: S.A.S. JOB NO.: 445
CHECKED BY: SHEET 1 OF 1