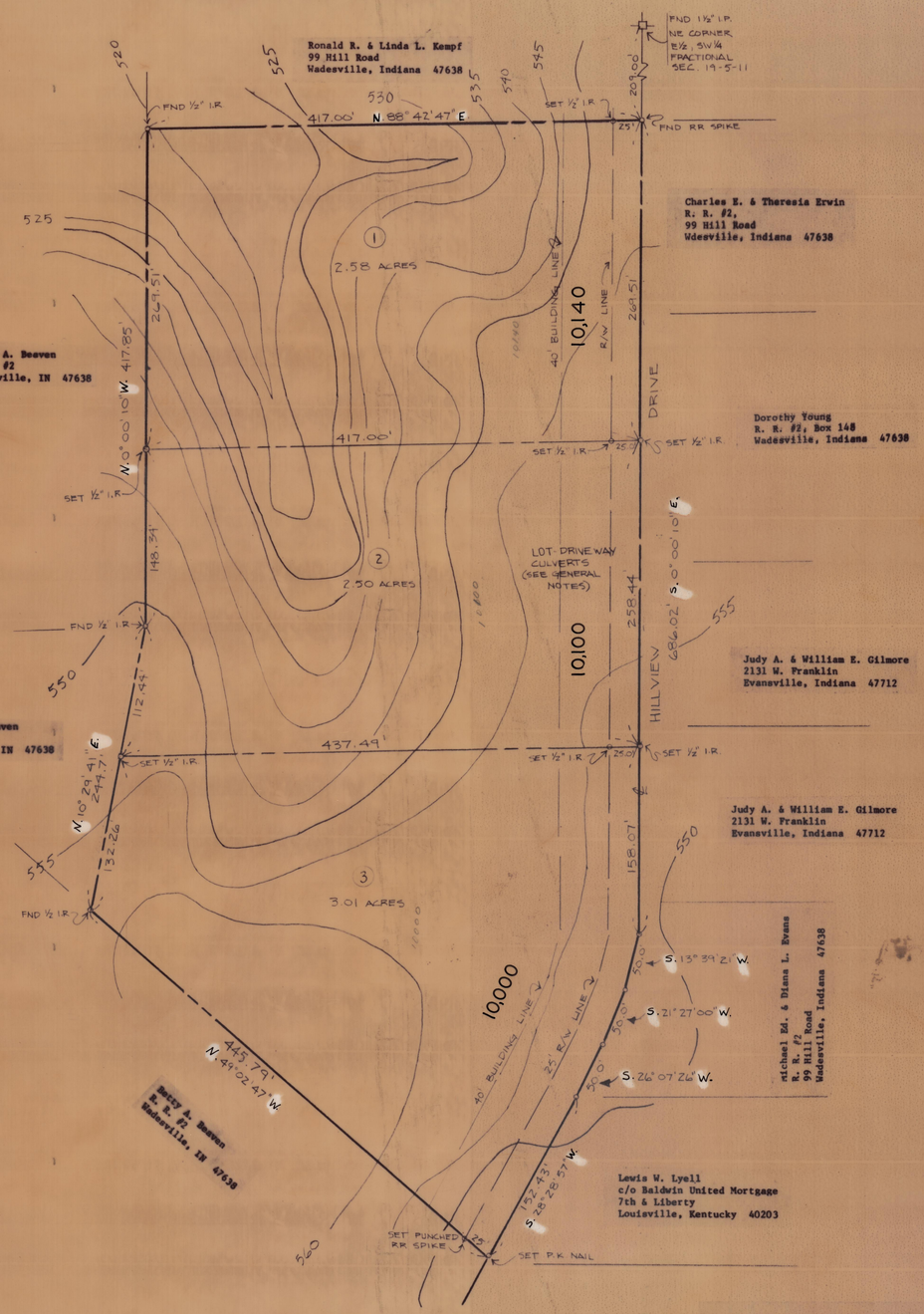
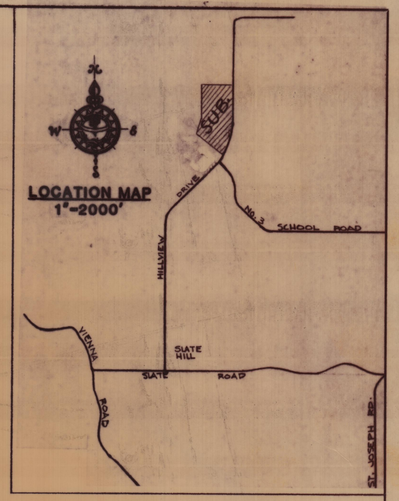
KEMPF ROW SUBDIVISION

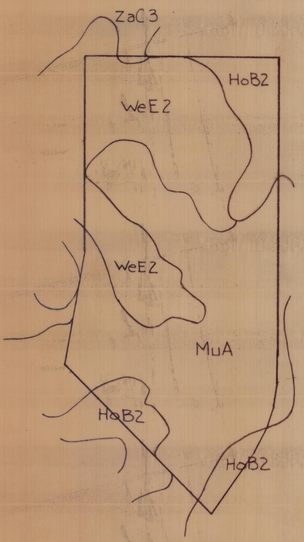
84-25442



SCALE ; 1" = 60'
DATE ; AUGUST 1, 1984







SOIL MAP

General Notes

1. Owner/Developer: Betty A. Beaven
2. Utilities: Electricity and German Township Water
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: Subdivision and all adjacent property is zoned Ag.
5. Flood Plain Data: Parcel does not exist in 100 year flood plain. FIRM Panel 75 of 100, Vanderburgh County, Indiana Unincorporated Area dated March 19, 1982.
6. Soil Classification:
   HoB2 - Hosmer silt loam, 2 to 6% slopes.
   MuA - Muren silt loam, 0 to 2% slopes.
   WeE2 - Wellston silt loam, 18 to 25% slopes.
   ZaC3 - Zanesville silt loam, 6 to 12% slopes.
7. DRIVEWAYS FOR ALL LOTS SHALL HAVE 12" CULVERTS.

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.

Betty A Beaven

LEGAL DESCRIPTION

Part of the East Half of the Southwest Quarter of Fractional Section 19, Township 5 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Half Quarter Section; thence along the East line of said Half Quarter Section, South 0° 00' 10" East 209.00 feet to the true point of beginning; thence continuing along said East line

1st: South 0° 00' 10" East 686.02 feet; thence

2nd: South 13° 39' 21" West 50.00 feet; thence

3rd: South 21° 27' 00" West 50.00 feet; thence

4th: South 26° 07' 26" West 50.00 feet; thence

5th: South 28° 28' 57" West 152.43 feet; thence

6th: North 49° 02' 47" West 445.79 feet; thence

7th: North 10° 29' 41" East 244.70 feet; thence parallel with said East line

8th: North 0° 00' 10" West 417.85 feet; thence parallel with the North line of said Half Quarter Section

9th: North 88° 42' 47" East 417.00 feet to the true point of beginning, containing 8.09 acres, more or less.

SUBJECT TO a 25 foot road right-of-way Easterly of and adjacent to the above described 1st, 2nd, 3rd, 4th and 5th Courses.

RECEIVED FOR RECORD
at 1:18 P.M.
Dec. 26, 1984
Recorded in 8K M Recorded No.
Page 103
ESTELLA M. MOSS, RECORDER
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 3rd 1984.

President [illegible]
Secretary Barbara A Cummins

Plat Release-County Auditors Certificate Received. Date December 26, 1984

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 4th day of Sept., 1984.

My Commission expires 5-13-88 Notary Public
A Resident of Warrick County

DULY ENTERED FOR TAXATION
DEC 26 1984 7181
Alice McBride AUDITOR

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; 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

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

M-103

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

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

SECONDARY PLAT FOR
KEMPF ROW SUB.
HILLVIEW DRIVE VANDERBURGH COUNTY, INDIANA

APPROVED BY: Ralph A. Easley
DATE 8/1/84 SCALE: 1" = 60'
DRAWN BY: JAH JOB NO.: 440
CHECKED BY: RAE SHEET 1 OF 1