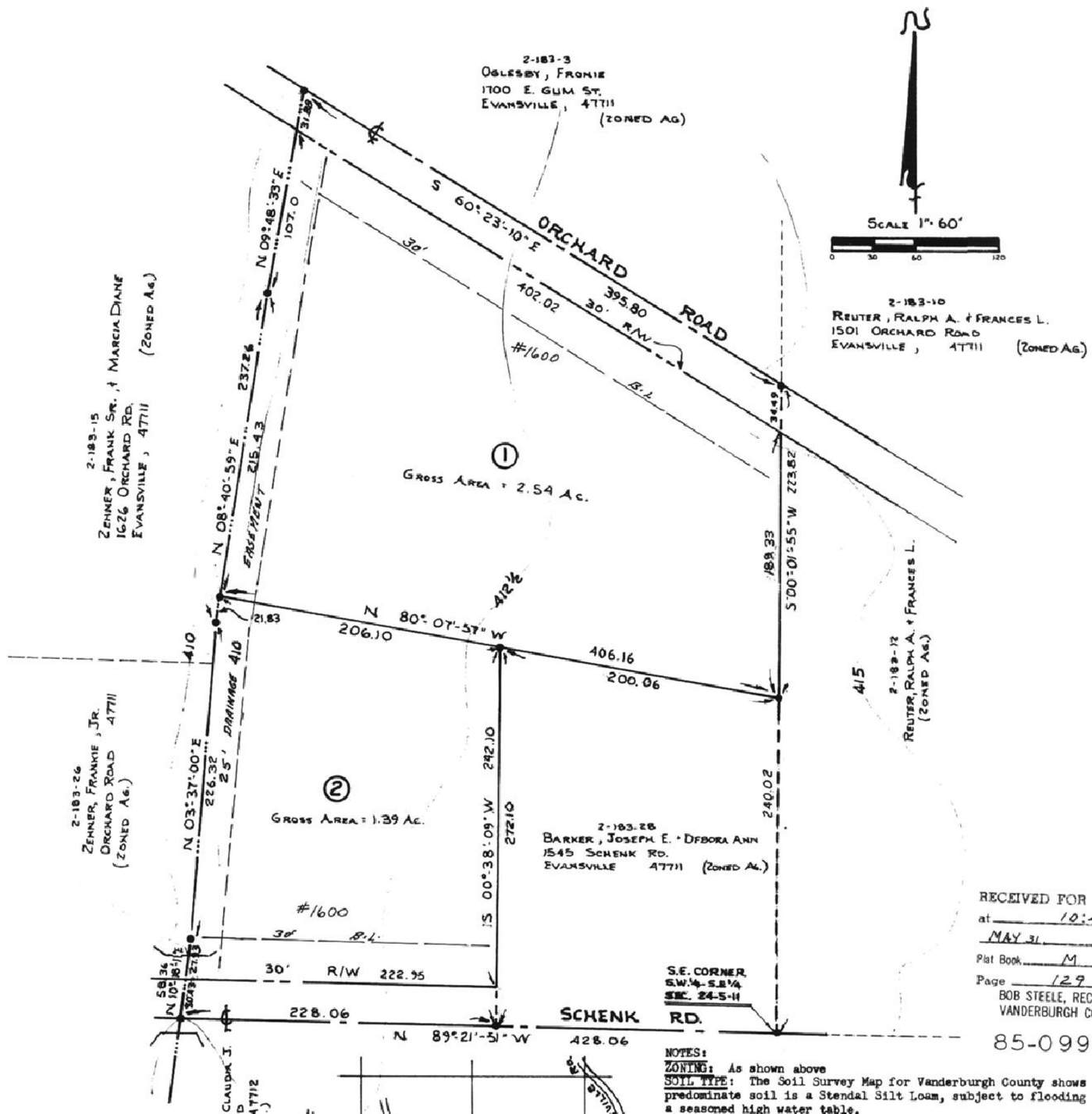
RoAnna Subdivision

A subdivision of part of the Southwest Quarter of the Southeast Quarter of Section Twenty-four (24), Township Five (5) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said quarter quarter section, which lies North 89 degrees 21 minutes 51 seconds West a distance of 200.0 feet from the Southeast corner thereof: from said place of beginning continue North 89 degrees 21 minutes 51 seconds West along the said South line for 228.06 feet to a point in the center of a drainage ditch; thence North 10 degrees 18 minutes 11 seconds East along the center of said ditch for 58.36 feet; thence North 3 degrees 37 minutes 00 seconds East for 226.32 feet; thence North 8 degrees 40 minutes 59 seconds East along the center of said ditch for 237.26 feet; thence North 09 degrees 48 minutes 33 seconds East along the center of said ditch for 138.88 feet to a point in the center of Orchard Road; thence South 60 degrees 23 minutes 10 seconds East along the center of said road for 395.80 feet to a point on the East line of said quarter quarter section; thence South 00 degrees 01 minute 55 seconds West along the said East line for 223.82 feet to a point which lies North 00 degrees 01 minute 55 seconds East a distance of 240.02 feet from the Southeast corner of said quarter quarter section; thence North 80 degrees 07 minutes 57 seconds West for 200.06 feet; thence South 00 38 minutes 09 seconds West for 272.0 feet to the place of beginning.



M-129

DULY ENTERED FOR TAXATION
MAY 31 1985
Alice The Bride AUDITOR
3236

RECEIVED FOR RECORD
at 10:42 A.M.
MAY 31 1985
Plat Book M
Page 129
BOB STEELE, RECORDER
VANDERBURGH COUNTY
85-09907

NOTES:
ZONING: As shown above
SOIL TYPE: The Soil Survey Map for Vanderburgh County shows that the predominate soil is a Stendal Silt Loam, subject to flooding and has a seasoned high water table.

EROSION CONTROL: The Soil Conservation Department requires that all disturbed areas be mulched seeded within 45 days after being disturbed.

UTILITIES: Electric and city water is available.

FLOOD: This site is shown within the 100 year flood plain by Firm Panel 75 of 100 for Vanderburgh County
The limit of this study, for which flood elevations are given, is Allen's Lane and at that location the 100 year flood is 378.0. Allen Lane is approximately ½ miles downstream from this subject site. The Corps of Engineers made a special study for Locust Creek and Little Pigeon Creek. Thie study extends North of Allen Lane 1 3/4 miles. The 100 year at Allen Lane is given at 370.6 and at a point 1 3/4 miles North of Allen Lane is shown as 386.85. If the highest ratio of differences of flood elevation in the Corps of Engineers report was multiplied by the miles above Allen Lane and added to the 378 elevation given on the Firm Panel, the 100 year flood at the subject site would be 413.0

OWNER'S CERTIFICATE

We, the undersigned Owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

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 rights of the public utilities.

OWNERS OF LOT 1
Joseph E. Barker
Debora A. Barker

OWNERS OF LOT 2
Robert W. Kiby
Anna F. Kiby

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 9 day of May, 1985.

My commission expires:
July 11, 1986
Resident of Warrick County

David Jean Jackson
Notary Public
DORIS JEAN JACKSON
Printed

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacted by the General Assembly of the State of Indiana, this plat has been given SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, at a meeting held on MAY 31, 1985.

President
Barbara L. Cunningham
Executive Director

PLAT RELEASE

MAY 31, 1985
Date
Barbara L. Cunningham
Executive Director

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Professional Land Surveyor licensed in compliance with the laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed by me.

May 8th 1985
Date
Sam Biggerstaff
Sam Biggerstaff-LS No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR