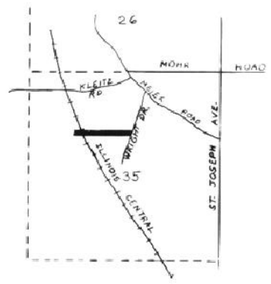
85-15132

THACKER SUBDIVISION

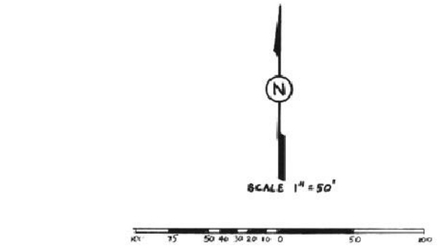


LOCATION MAP
SCALE 1" = 2000'

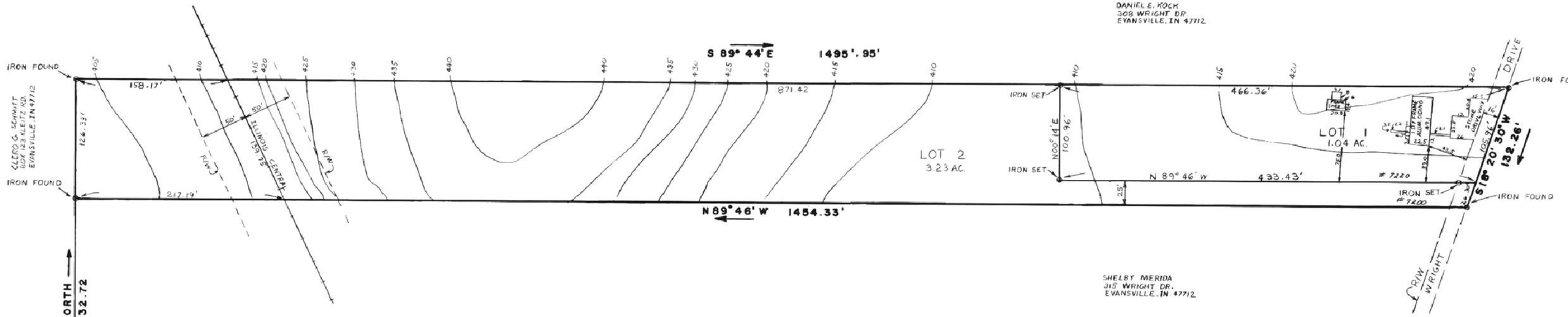
LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER SECTION 35, TOWNSHIP 5 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY, INDIANA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENING AT THE SOUTHWEST CORNER OF SAID 1/4, 1/4 SECTION; THENCE NORTH ALONG THE WEST LINE OF THE SAID 1/4, 1/4 SECTION 732.72' TO THE POINT OF BEGINNING; THENCE NORTH ALONG THE SAID WEST LINE 126.53' THENCE S 89° 44' E 1495.95'; THENCE S 18° 20' 30" W 132.26'; THENCE N 89° 46' W 1454.33' TO THE POINT OF BEGINNING AND CONTAINING 4.27 ACRES MORE OR LESS.

85-15132



SOIL SURVEY MAP
SCALE 1" = 300'



EROSION PLAN

ALL DISTURED AREAS SHALL BE SEEDED & MULCHED WITHIN 45 DAYS

EDICATION 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 THACKER SUBDIVISION AN ADDITION TO GERMAN TOWNSHIP, VANDERBURGH COUNTY INDIANA.

FRONT YARD BUILDING SET BACK LINES ARE TO BE 25' FROM THE RIGHT-OF-WAY OF WRIGHT DRIVE. 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 INSTALATION 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 24 DAY OF July 1985

OWNER

OWNER

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.
- ZOING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICUTURAL.
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEARBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME MAY 1, 1985. THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDIANCE.

NOTE:
OWNERS NOTARY IN LOWER RIGHT CORNER

FRED J. KUESTER L.S.
IN REG. NO. 50137

I FRED J. KUESTER, HEREBY CERTIFY LOT 1 AND 2 OF THACKER SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN

RECEIVED FOR RECORD
at 12:39 P.M.
AUGUST 9, 1985
Plat Book M
Page 146
BOB STEELE, RECORDER
VANDERBURGH COUNTY

M-146

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

PRESIDENT

AUGUST 9, 1985
PLAT RELEASE

DIRECTOR

AUGUST 9 1985
DATE

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 24 DAY OF July 1985

MY COMMISSION EXPIRES 12-3, 19 88

NOTARY PUBLIC