LARRY'S SUBDIVISION

SECONDARY PLAT

85-22196

LEGAL DESCRIPTION

Part of the East Half of the Southeast Quarter of Section 26, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at an iron pin at the Southwest corner of said Half Quarter Section; thence along the West line of said Half Quarter Section North 00° 25' 15" East 1340.00 feet to a railroad spike, said spike also being the true point of beginning; thence continuing along said West line

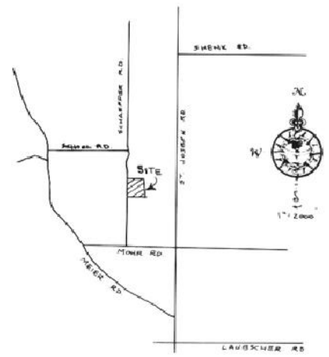
1st: North 00° 25' 15" East 475.00 feet to a railroad spike; thence

2nd: South 89° 36' 20" East 423.30 feet to an iron pin; thence

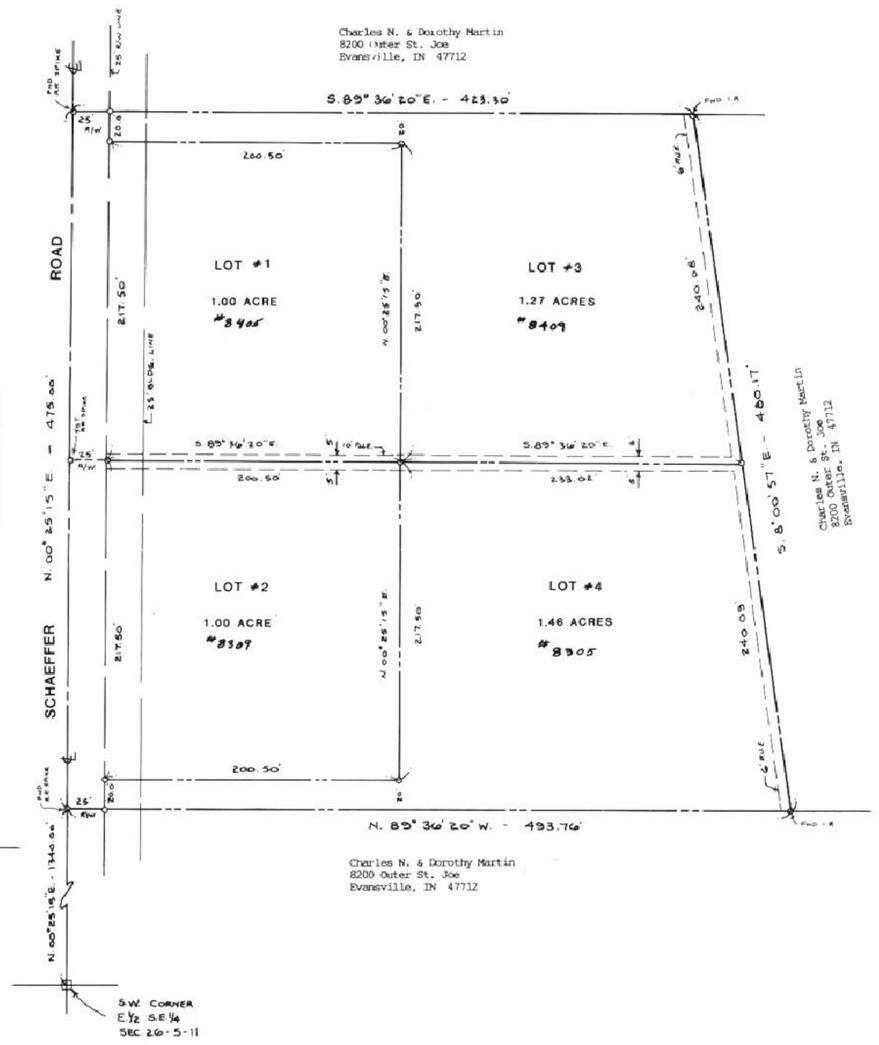
3rd: South 8° 00' 57" East 480.17 feet to an iron pin; thence

4th: North 89° 36' 30" West 493.76 feet to the true point of beginning, containing 5.00 gross acres.

SUBJECT TO a 25 foot road right-of-way of Schaeffer Road, Easterly of and adjacent to the above described 1st Course.



LOCATION MAP





SCALE: 1" = 50'

DATE: AUGUST 20, 1985

O - SET ⅝" IRON ROD UNLESS OTHERWISE STATED.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on SEPT. 30, 1985.

GENERAL NOTES

1. Owner/Developer: Larry Commens
2. Utilities: Water, gas and electric are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-15 and each lot must have certified engineered systems approved by the Health Department. GERMAN TOWNSHIP WATER
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 subdivision are zoned Ag.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
   HoB2 - Hosmer Silt Loam, 2 to 6% slopes
   ZaC3 - Zanesville Silt Loams, 6 to 12% slopes
   St - Stendal Silt Loam.
7. All access easements require an 18" culvert at the road frontage.
8. All culverts shall be designed to discharge the runoff from a 25-year storm.
9. Straw bales at entrance of culvert and downstream boundary lines for retention of water and silt.

RECEIVED FOR RECORD
at 11:39 AM
NOVEMBER 12, 1985
Plat Book M
Page 165
Bus
Vand

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.

Larry H. Commens

LARRY H. COMMENS

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 7th day of November, 1985

My Commission expires 5-13-88 Notary Public

MEREDITH WOODRUFF Printed Name

A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

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 NOVEMBER 6, 1985.

President

Secretary Barbara Cummings

Plat Release-County Auditors Certificate Date Received NOVEMBER 12, 1985

6454

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 Aug. 16, 1985; 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-165

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