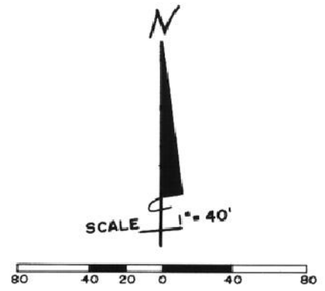
86-00540

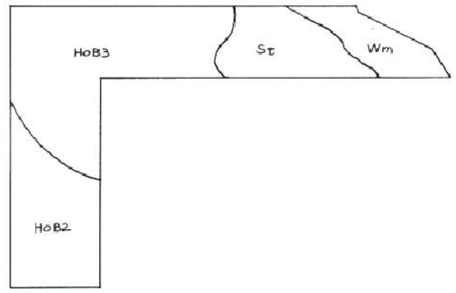
BOB ROEDEL'S SUBDIVISION



LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, T-6-S, R-11-W IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT AN IRON MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 145.2' TO AN IRON MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL EASTATE; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 390.4' TO AN IRON; THENCE N 89° 28' E AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 478.49' TO A POINT IN THE CENTER OF A DITCH; THENCE S 19° 10' E ALONG THE CENTER OF SAID DITCH 8.72' TO A POINT; THENCE S 63° 28' E ALONG THE CENTER OF SAID DITCH 114.08' TO A POINT; THENCE S 34° 54' E ALONG THE CENTER OF SAID DITCH 48.21' TO A POINT; THENCE S 89° 28' W AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 486.0 FEET TO AN IRON; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 290.4' TO AN IRON; THENCE S 89° 28' W AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 125.0' TO AN IRON AT THE POINT OF BEGINNING.

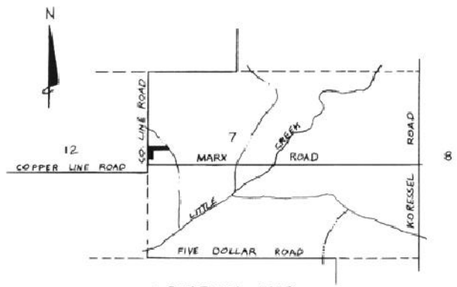
CONTAINING 2.10 ACRES MORE OR LESS.



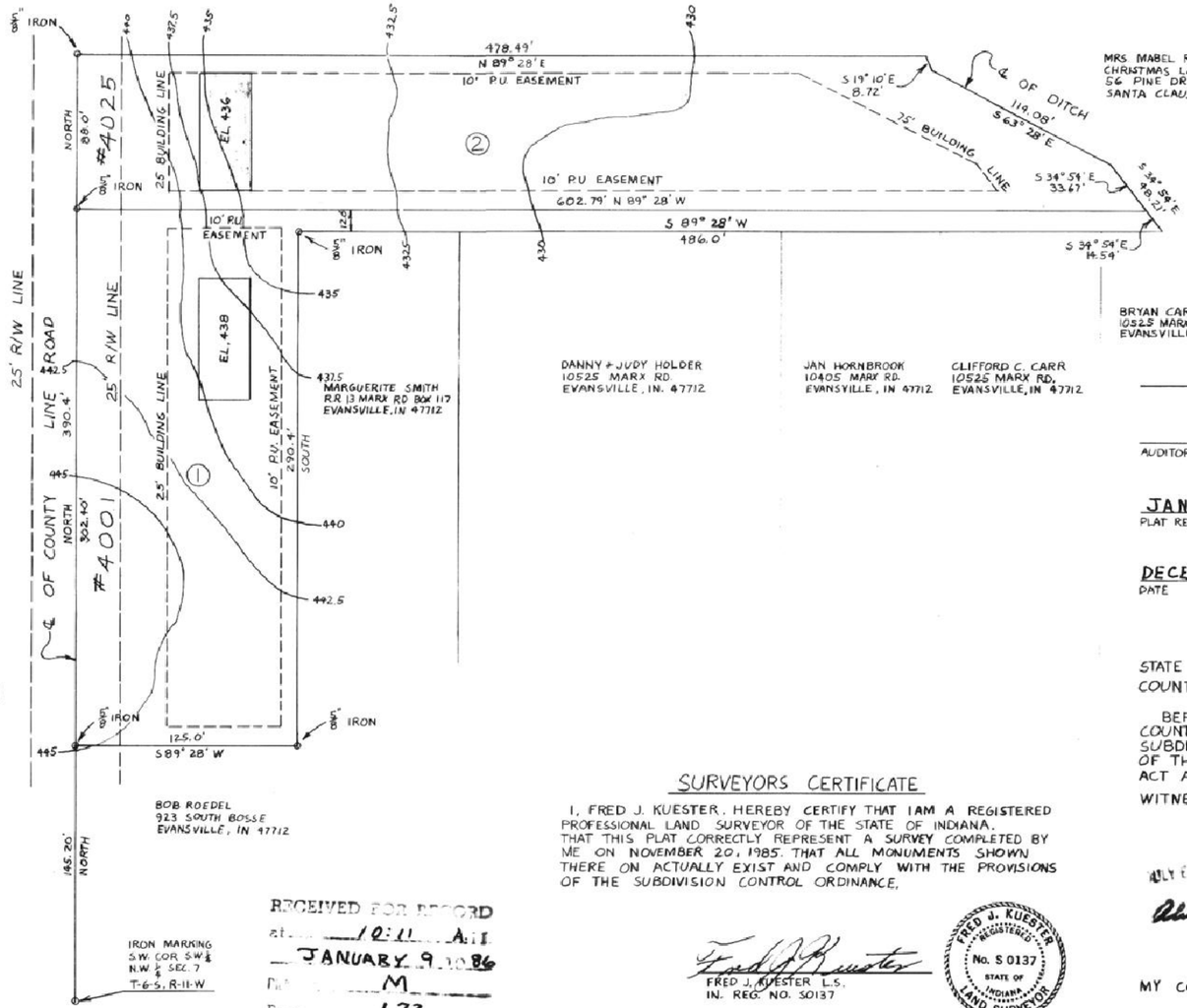
SOIL SURVEY MAP
SCALE 1" = 100'

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



LOCATION MAP
SCALE 1" = 2000'



EROSION PLAN

ALL DISTURBED AREAS SHALL BE SEED AND MULCHED WITHIN 45 DAYS.

DEDICATION 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 BOB ROEDELS SUBDIVISION AN ADDITION TO GERMAN TOWNSHIP VANDERBURGH COUNTY, INDIANA.

FRONT YARD BUILDING SETBACK LINES ARE TO BE FIFTY(50) FEET FROM THE CENTER LINE OF THE COUNTY ROAD EASEMENT. ALL SIDE YARD BUILDING SET BACK LINES ARE TO BE TEN(10) FEET INSIDE PROPERTY LINES; BETWEEN WHICH LINES AND PROPERTY LINES, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT AND OVER THE REAR TEN (10) FEET OF EACH LOT. 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 OR WHICH MAY CHANGE THE DIRECTION OF FLOW OF DRAINAGE CHANNELS IN THE EASEMENTS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH DRAINAGE CHANNELS IN THE EASEMENTS. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 24th DAY OF December, 19 85

Robert Roedel
SIGNATURE

M-172

Ratication see misc. dr 2
Cd 5719 Instr. 87-08644
Date 4-3-87
Attest: BOB STEELE RECORDER
VANDERBURGH CO.
Patti R. Gullatte DRVC

RECEIVED FOR RECORD
at 10:11 A.M.
JANUARY 9 1986
M
Page 172
BOB STEELE, RECORDER
VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENT A SURVEY COMPLETED BY ME ON NOVEMBER 20, 1985. THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

Fred J. Kuester
FRED J. KUESTER L.S.
IN. REG. NO. S0137

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

I, FRED J. KUESTER, HEREBY CERTIFY THE BUILDING LOCATION ON LOTS 1 & 2 OF BOB ROEDEL'S SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN.

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

PRESIDENT

JANUARY 9, 1986
PLAT RELEASE

DIRECTOR

DECEMBER 12, 1985
DATE

SECRETARY

ACKNOWLEDGE 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 SEPARATELY 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 24th DAY OF December, 19 85

Beverly Behme
NOTARY PUBLIC

DULY ENTERED FOR TAXATION
JAN 9 1986
Alice Mae Brinks AUDITOR
135

MY COMMISSION EXPIRES Sept 23, 19 88

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			FRED J. KUESTER
DECIMAL ±	NO.	DATE	BY	PROFESSIONAL ENGINEER
FRACTIONAL ±	1			LAND SURVEYOR
ANGULAR ±	2			
	3			DRAWN BY V. WOLFE — SCALE 1" = 40' — MATERIAL
	4			CHK'D — DATE 11-19-85 — DRAWING NO.
	5			TRACED — APP'D