ROOSTER SUBDIVISION

SECTION A

86-01267

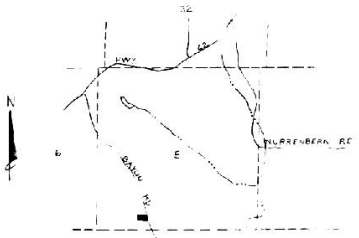
LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T-7 S., R-11-W IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STEEL FENCE POST ON THE WEST LINE 298.7' NORTH OF A STONE MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE 198.7' TO A STEEL FENCE POST; THENCE EAST 329.2' TO AN IRON IN THE CENTER LINE OF BAYOU CREEK ROAD; THENCE S 14° 02' E ALONG THE CENTER LINE OF SAID ROAD 101.1' TO A RAILROAD SPIKE; THENCE S 25° 00' E ALONG THE CENTER LINE OF SAID ROAD 128.8' TO AN IRON; THENCE N 88° 35' W 400.7' TO A STEEL FENCE POST AT THE POINT OF BEGINNING.

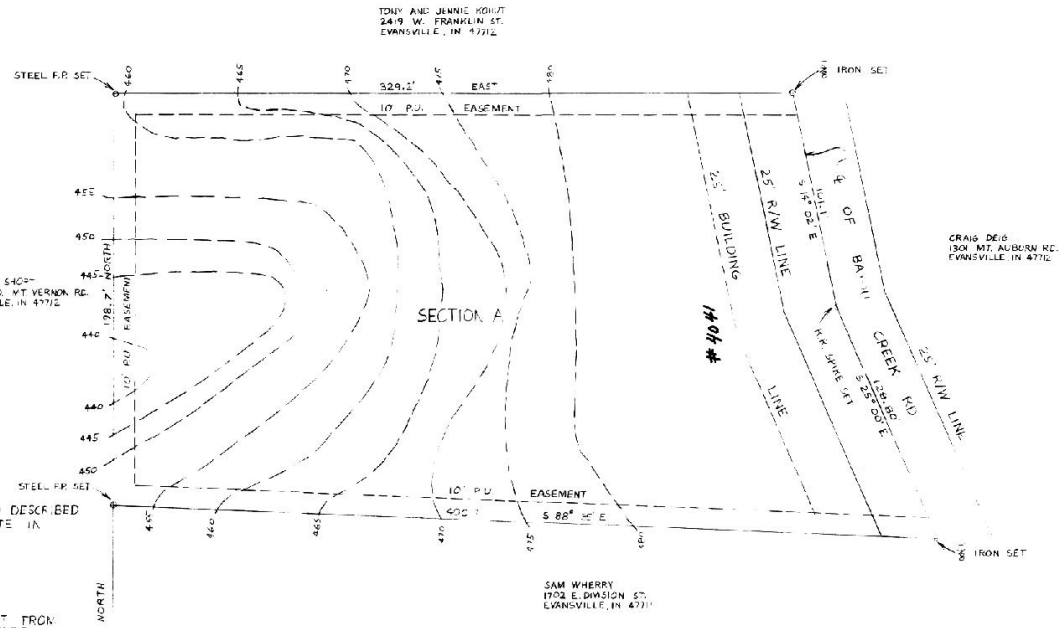
CONTAINING 1.73 ACRES MORE OR LESS

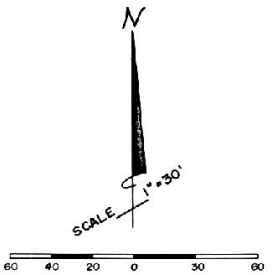
NOTES:

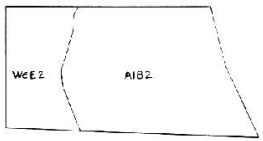
1. ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
2. ZONING OF SUBJECT PROPERTY (ALL ABUTTING PROPERTY IS AGRICULTURAL.
3. THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.



LOCATION MAP
SCALE 1" = 2000'







SOIL SURVEY MAP
SCALE 1"=100'

EROSION PLAN

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 45 DAYS

DEDICATION CERTIFICATE

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 ROOSTER SUBDIVISION (SECTION A) AN ADDITION TO PERRY 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 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.

IN WITNESS OUR HANDS AND SEALS THIS 13 DAY OF January, 1986

Kenneth H. Kohn

Elizabeth J. Kohn
SIGNATURES

RECEIVED FOR RECORD
at 1:17 P.M.
JANUARY 21 1986
Plat Book M
Page 178
BOB STEELE, RECORDER
VANDERBURGH COUNTY

M-173

I FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA THAT THIS PLAT CORRECTLY REPRESENT A SURVEY COMPLETED BY ME ON DECEMBER 17 1985 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER
STATE OF INDIANA
S0137
REGISTERED LAND SURVEYOR

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

I FRED J. KUESTER, HEREBY CERTIFY THE BUILDING LOCATION ON LOT 1 OF ROOSTER SUBDIVISION (SECTION A) TO BE ABOVE 100 YEAR PLAIN.

JULY ENTERED FOR TAXATION
JAN 21 1986 334
Alice Van Buskirk AUDITOR

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

PRESIDENT

JANUARY 21, 1986
PLAT RELEASE

Barbara L. Cummings
DIRECTOR

JANUARY 8, 1986
DATE

Debra L. Cummings
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 13 DAY OF January 19, 86

Jewell L. Bauman
NOTARY PUBLIC

MY COMMISION EXPIRES Nov 19 19 87
My County Of Residence: Warrick

Jewell L. Bauman, Notary Public
Resident of Warrick County
My Commission No. 114833 Expires November 19, 1987

TOLERANCES	REVISIONS			FRED J. KUESTER
EXCEPT AS STATED	NO	DATE	BY	PROFESSIONAL ENGINEER
DECIMAL	1			LAND SURVEYOR
.X	2			
FRACTIONAL	3			
.XX	4			DRAWN BY V. WOLFE — SCALE 1" = 30' — MATERIAL
ANGULAR	5			CHK'D — DATE 12-17-85 — DRAWING NO
.X	6			TRACED — APP'D

For easement Applying to Lot NSE¼ SW¼ 5-7-11
See Deed Drawer 7 card 1158