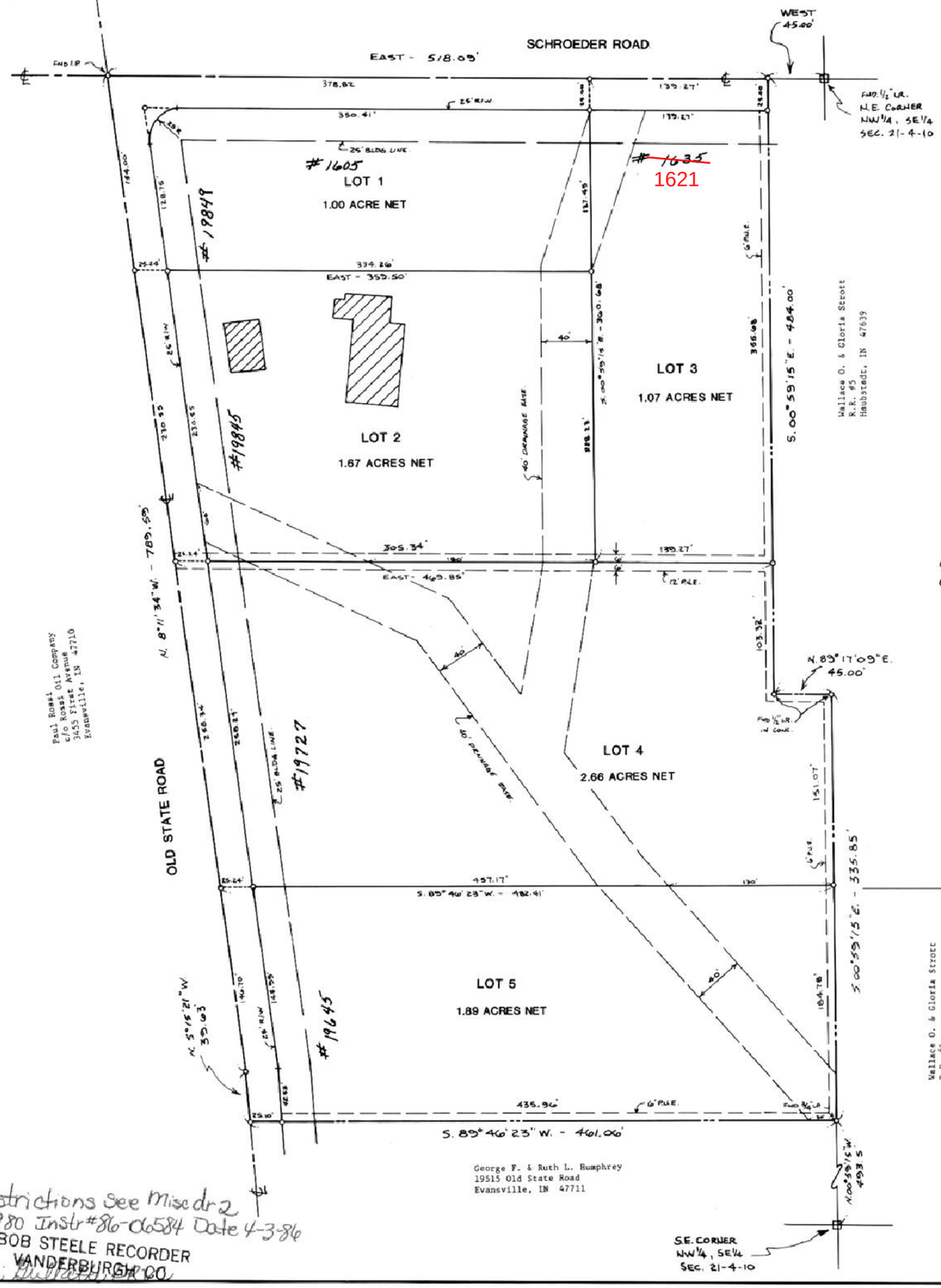
# EULER SUBDIVISION

## SECONDARY PLAT

86-03146

Paul Rossi
c/o Rossi Oil Company
3425 First Avenue
Evansville, IN 47710

Herman and Lydia Niederhaus
R. R. #2
Haubstadt, IN 47639




SCALE: 1" = 50'

DATE: FEBUARY 4, 1986

○ - 1/2" IRON ROD UNLESS OTHERWISE NOTED.

○ - IN ROAD CENTERLINE ARE RAILROAD SPIKE UNLESS OTHERWISE NOTED.

DRIVEWAY CULVERTS SHALL BE 15" DIAMETER C.M.P.

### LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 4 South, Range 10 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northeast corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section West 45.0 feet to the true point of beginning; thence parallel with the East line of said Quarter Quarter Section

1st: South 00° 59' 15" East 484.0 feet; thence parallel with said North line

2nd: North 89° 17' 09" East 45.00 feet to a point on said East line; thence along said East line

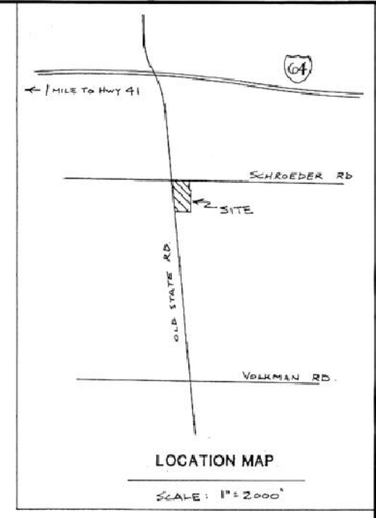
3rd: South 00° 59' 15" East 335.85 feet to a point, said point being distant North 00° 59' 15" West 493.5 feet from the Southeast corner of said Quarter Quarter Section; thence parallel with the South line of said Quarter Quarter Section

4th: South 89° 46' 23" West 461.06 feet to a point in the centerline of Old State Road; thence along said road centerline for the following two courses

5th: North 5° 15' 21" West 39.63 feet; thence

6th: North 8° 11' 34" West 789.59 feet to a point in said North line; thence along said North line

7th: East 518.09 feet to the true point of beginning, containing 9.12 gross acres, more or less.




LOCATION MAP

SCALE: 1" = 2000'

### 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.

Robert Euler — ROBERT EULER

Judy Euler — JUDY EULER

### 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 17th day of February, 19 86.

My Commission expires _____ Notary Public

_____ Printed Name

A resident of _____ 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 February 5, 1986.

President _____

Secretary _____

Plat Release-County Auditors Certificate Received.

Date February 17, 1986

### SURVEYOR'S CERTIFICATE

I, Carl J. Hansert, 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 February 10th 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Carl J. Hansert
Carl J. Hansert
Indiana Reg. No. 7327

CARL J. HANSERT REGISTERED No. 7327 STATE OF INDIANA LAND SURVEYOR

### GENERAL NOTES

1. Owner/Developer: Robert D. Euler
2. Utilities: 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.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10Z shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days of soil disturbance.
4. Zoning: Subdivision and all surrounding property is zoned Ag.
5. Soil Classification:
   ZaC3 - Zanesville silt loam, 6 to 12Z slopes.
   HoB2 - Hosmer silt loam, 2 to 6Z slopes.
6. Flood Plain Data: No area outside the drainage easement is located within the 100 year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on JANUARY 27th, 1986.

RECEIVED FOR RECORD at 8:59 A.M. Feb. 20 1986 Plat Book M Page 128 BOB STEELE, RECORDER VANDERBURGH COUNTY

MAY BE USED FOR TAX PURPOSES FEB 20 1986 777 Robert Steele AUDITOR

M-178

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

For restrictions see Misc dr 2 Card 2980 Instr #86-06584 Date 4-3-86
Attest: BOB STEELE RECORDER VANDERBURGH CO.