RALPH'S SUB

86-03618

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW No. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON FEBURARY 27, , 1986

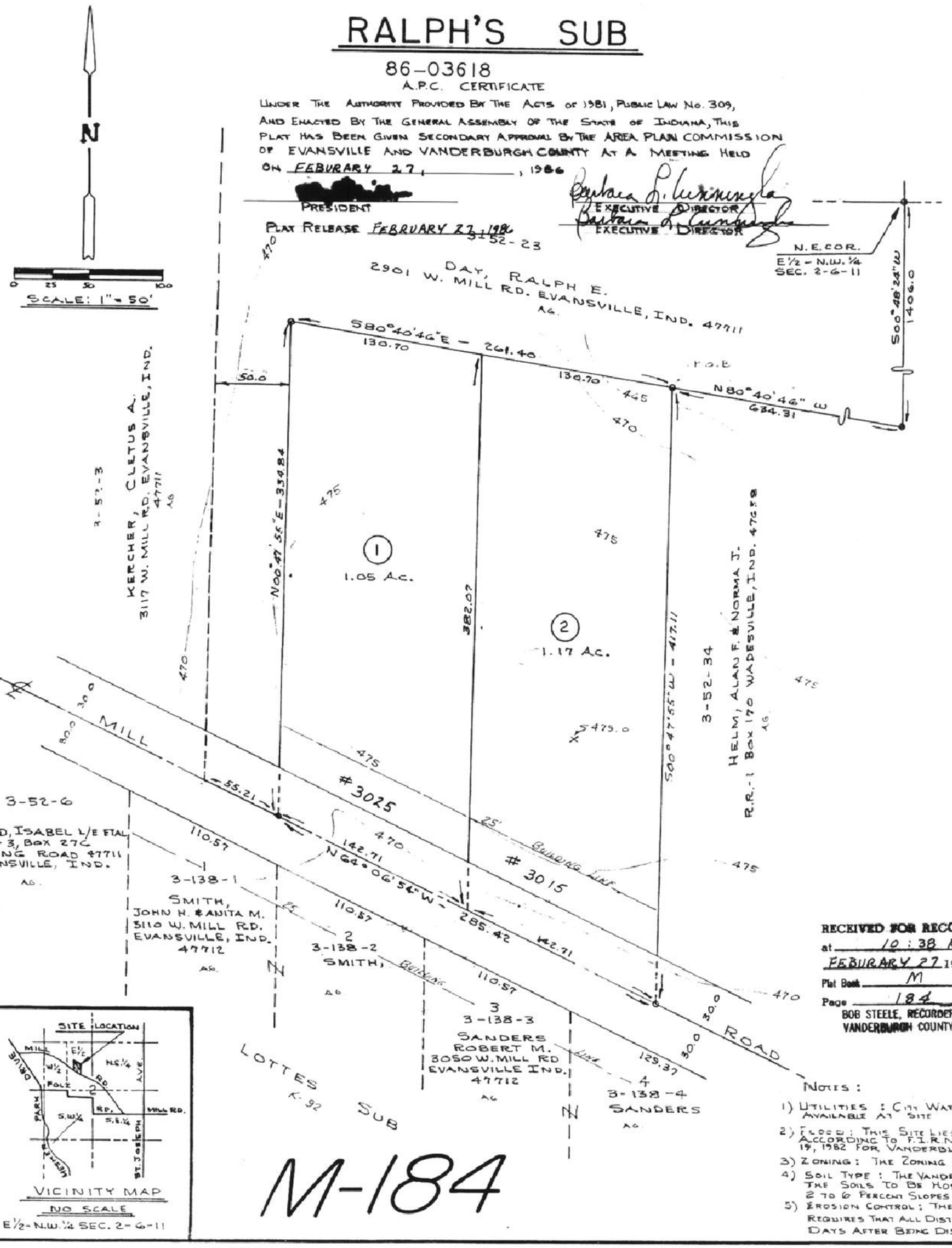
[redacted]
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE FEBRUARY 27, 1986

3-52-23



M-184

A Subdivision of part of the East half of the Northeast Quarter of Section Two (2), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Northeast corner of said half quarter section thence South 00 degrees 48 minutes 24 seconds West, along the East line of said half quarter section, for 1406.0 feet thence North 80 degrees 40 minutes 46 seconds West for 634.31 feet to the place of beginning: from said place of beginning thence South 00 degrees 47 minutes 55 seconds West for 417.11 feet to a point in Mill Road; thence North 64 degrees 06 minutes 54 seconds West along Mill Road for 285.42 feet; thence North 00 degrees 47 minutes 55 seconds East for 334.84 feet; thence South 80 degrees 40 minutes 46 seconds East for 261.4 feet to the place of beginning.

OWNER'S CERTIFICAT

We the undersigned Owners of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

RALPH'S SUB

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" 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 in this subdivision shall take their titles subject to the rights of the public utilities.

Ralph E Day
RALPH E. DAY

Jean Day
JEAN DAY

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 18 day of February 6

Doris Jean Jackson
Notary public

My commission expires:

July 14, 1986

Doris Jean Jackson
Printed

Resident of Warrick County

RECEIVED FOR RECORD
at 10:38 A.M.
FEBURARY 27 1986
Plat Book M
Page 184
BOB STEELE, RECORDER
VANDERBURGH COUNTY

JULY ENTERED FOR TAXATION
FEB 27 1986 919
Alice McBride AUDITOR

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at the locations noted.

February 7th 1986
Date

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

NOTES:

1) UTILITIES : CITY WATER, ELECTRIC + GAS ARE AVAILABLE AT SITE
2) FLOOD : THIS SITE LIES OUTSIDE THE 100 YR. FLOOD PLAIN ACCORDING TO F.I.R.M. PANEL 75 OF 100, DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA
3) ZONING : THE ZONING IS AS SHOWN ON PLAT
4) SOIL TYPE : THE VANDERBURGH COUNTY SOIL SURVEY SHOWS THE SOILS TO BE HOSMER SERIES : HOSMER SILT LOAM (HoB2) 2 TO 6 PERCENT SLOPES, ERODED
5) EROSION CONTROL : THE VANDERBURGH COUNTY SOIL CONSERVATION REQUIRES THAT ALL DISTURBED AREAS BE MULCHED (SEEDED WITHIN 45 DAYS AFTER BEING DISTURBED (STRAW BALES STAKED IN PLACE)
6) OWNER : RALPH DAY
7) ENGINEER : SAM BIGGERSTAFF

Certification of Plat
See Misc. Book 4 Pg 9808
Date: 10-18-96 Instr. #96-26792
Attest: BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY, INDIANA
By Rebecca Hackbrucke DEPUTY