DAVIDSON'S ESTATES

86-05282

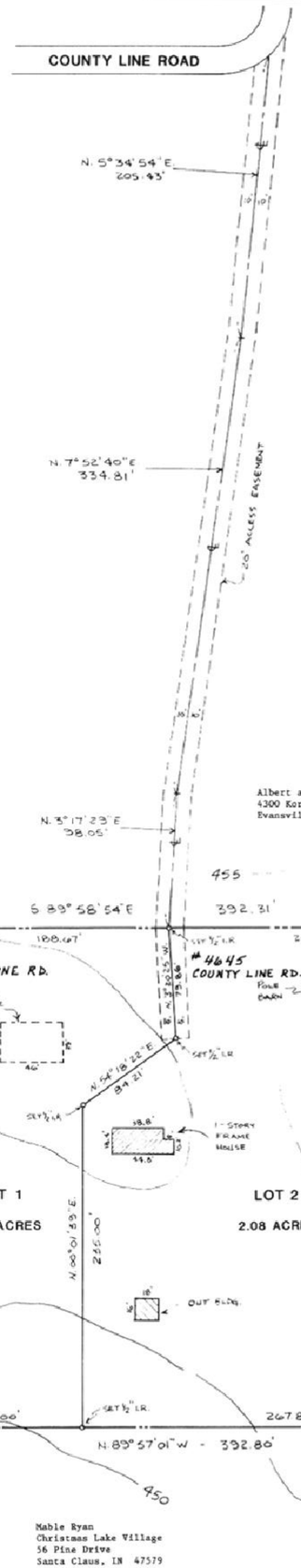


IN. 0 1 2

FT. 0 50 25 50 100

SCALE: 1" = 50'

DATE: FEBRUARY 27, 1986



LEGAL DESCRIPTION

Part of the South Half of the North Half of the Northwest Quarter of Fractional Section 7, Township 6 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Beginning at the Northeast corner of said Half Half Quarter Fractional Section; thence South 89° 16' 50" West 2294.27 feet to the true point of beginning; thence

1st: South 00° 02' 59" East 364.02 feet; thence

2nd: North 89° 57' 01" West 392.80 feet; thence

3rd: North 00° 01' 39" East 363.81 feet; thence

4th: South 89° 58' 54" East 392.31 feet to the true point of beginning, containing 3.28 acres, more or less.

TOGETHER WITH a 20 foot access easement the centerline of which is described as follows:

Beginning at a point in the North line of the above described 3.28 acre parcel, said point being distant North 89° 58' 54" West 203.64 feet from the Northeast corner of said 3.28 acre parcel; thence

1st: North 3° 17' 29" East 98.05 feet; thence

2nd: North 7° 52' 40" East 334.81 feet; thence

3rd: North 5° 34' 54" East 205.43 feet to County Line Road.

OWNER'S CERTIFICATE

We, the undersigned owners of the real escate 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 propercy 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.

Hiram Davidson Clemma Jane Davidson

HIRAM DAVIDSON CLEMMA JANE DAVIDSON

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 Subdivisers, 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 28th day of February, 1986.

My Commission expires 5-13-88 Judith Hoffstetter Notary Public

Judith Hoffstetter Printed Name

A resident of Warrick 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 MARCH 19, 1986.

President [redacted]

Secretary Barbara L. Cummings

Plat Release-County Auditors Certificate Received. Date MARCH 19, 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 FEB. 26, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Carl J. Hansert

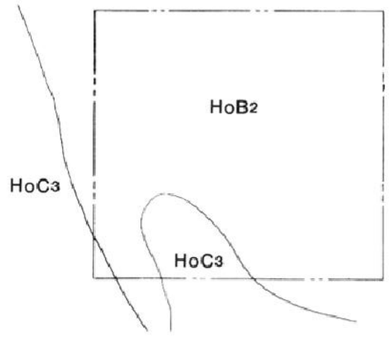
Carl J. Hansert
Indiana Reg. No. 7327

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



LOCATION MAP

1" = 2000'



SOIL MAP

General Notes

1. Owner/Developer: Hiram Davidson
2. Utilities: Electricity is available at the site. Sewage disposal is by septic field system. Individual sewage system must be in compliance with HSE-25 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 10% 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: All surrounding property and Minor Subdivision are zoned AG.
5. Flood Plan 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 - Bosmer silt loam, 2 to 6% slopes
   HoC3 - Bosmer silt loam, 6 to 12% slopes

RECORDED FOR RECORD
at 3:21 P.M.
MARCH 19 1986
M 189
RECORDER
VANDERBURGH COUNTY

MAP NUMBER FOR TAXATION MAR 19 1986 1326
Alice M. Burdick

M-189

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

PLAT OF
DAVIDSON'S ESTATES
PART OF S1/2, N1/2, NW1/4, SECTION 7-6-11
VANDERBURGH COUNTY, INDIANA

NO.	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

APPROVED BY:
DATE FEB. 27, 1986 SCALE: 1"=50'
DRAWN BY: SAS JOB NO.: 487
CHECKED BY: SHEET OF