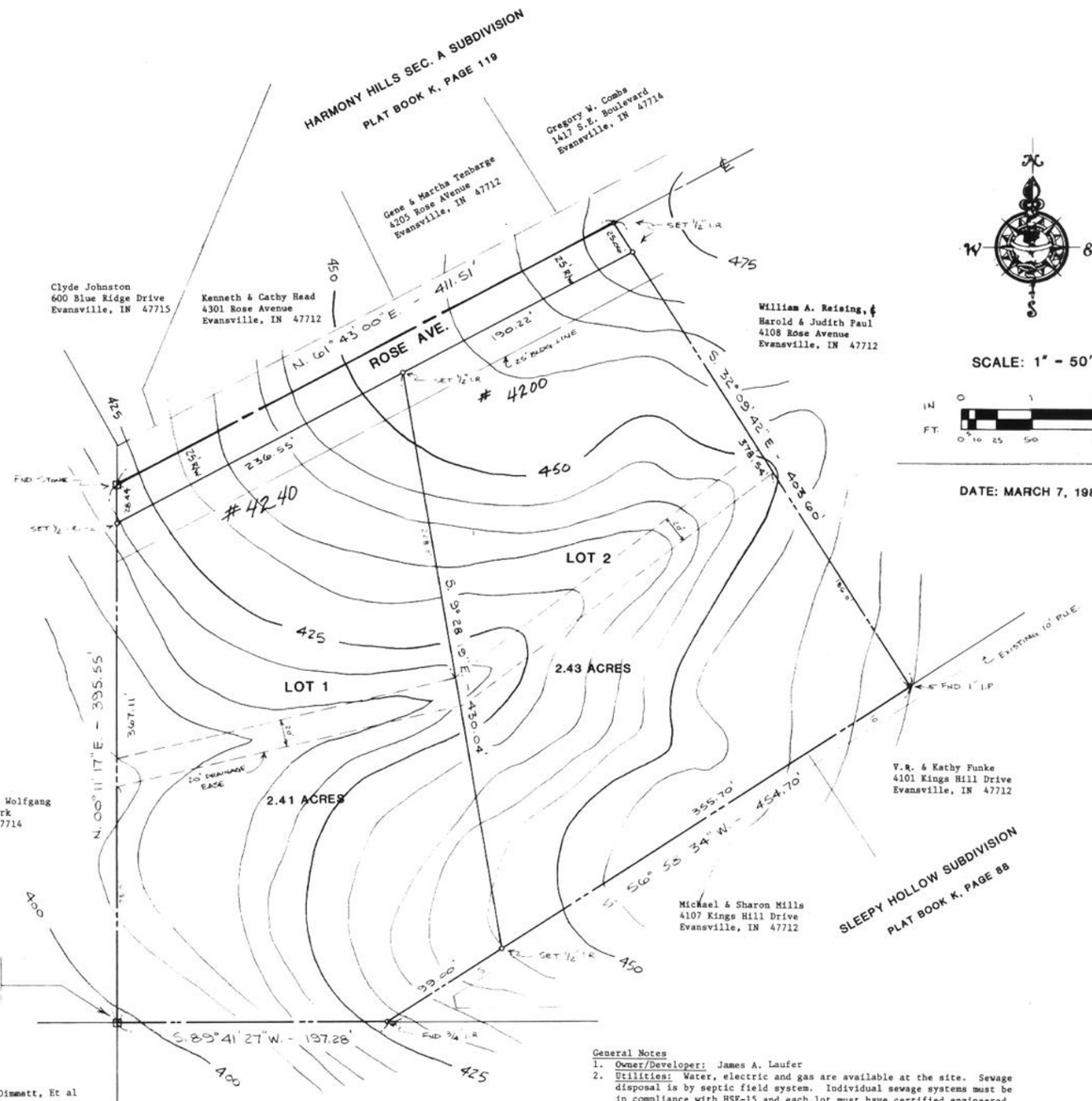
# LAUFER SUBDIVISION

86-06187







SCALE: 1" = 50'

IN 0 1 2

FT. 0 10 25 50 100

DATE: MARCH 7, 1986

## LEGAL DESCRIPTION

Part of the North Half of the Southeast Quarter of Section 15, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at a stone at the Southwest corner of said Half Quarter Section; thence along the West line of said Half Quarter Section

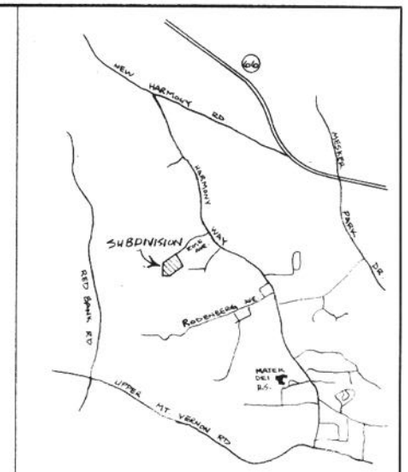
1st: North 00° 11' 17" East 395.55 feet to a stone, said stone being the Southwest corner of Harmony Hills Subdivision Section "A", as per plat recorded in Plat Book K, page 119 in the office of the Recorder of Vanderburgh County, Indiana; thence along the Southeasterly line of said subdivision and the centerline of Rose Avenue

2nd: North 61° 43' 00" East 411.51 feet to a 1/2" iron rod; thence

3rd: South 32° 09' 42" East 403.60 feet to a 1" iron pipe in the Northwesterly line of Sleepy Hollow Subdivision as per plat recorded in Plat Book K, page 88 in the office of the Recorder of Vanderburgh County, Indiana; thence along said Northwesterly line

4th: South 56° 58' 34" West 454.70 feet to a 3/4" iron rod in the South line of said Half Quarter Section, said iron rod also being the West corner of said Sleepy Hollow Subdivision; thence along said South line

5th: South 89° 41' 27" West 197.28 feet to the point of beginning, containing 5.08 acres, more or less.




LOCATION MAP

SCALE: 1" = 2000'

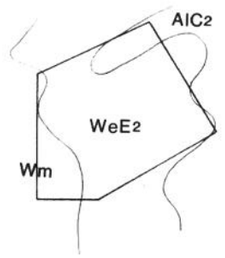
## OWNER'S CERTIFICATE

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.

John L. Laufer

JOHN L. LAUFER




SOIL MAP

## 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 13th day of March, 1986.

My Commission expires 5-12-88 Judith Woodall Notary Public

Judith Woodall Printed Name

A resident of Warrick County

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION
APR 01 1986 1859
Alice Mae Brede AUDITOR

## 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 APRIL 1, 1986.

President [signature]

Secretary [signature]

Plat Release-County Auditors Certificate Received. Date APRIL 1, 1986

RECEIVED FOR RECORD
at 11:23 A.M.
APRIL 1 1986
Plat Book M
Page 194
BOB STEELE, RECORDER
VANDERBURGH COUNTY

M-194

## 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 March 5, 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: James A. Laufer
2. Utilities: Water, electric and gas 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 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 are zoned Ag.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
   AlC2 - Alford silt loam, 6 to 12% slopes.
   WeE2 - Wellston silt loam, 18 to 25% slopes.
   Wm - Wilbur silt loam

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

| NO. | DATE | BY | REVISIONS |
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| 6 | | | |
| 5 | | | |
| 4 | | | |
| 3 | | | |
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PLAT OF
LAUFER SUBDIVISION
PART OF N1/2, SE1/4 SEC. 15-6-11
VANDERBURGH COUNTY, INDIANA

APPROVED BY: [signature]
DATE MARCH 7, 1986 SCALE: 1"=50'
DRAWN BY: S.A.S. JOB NO.: 488
CHECKED BY: MVE SHEET - OF -