MASON SUBDIVISION

86-08514

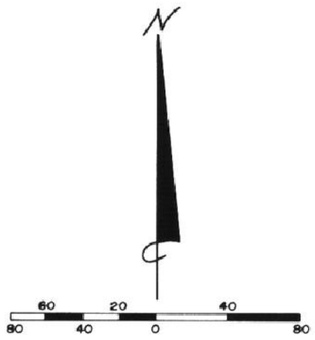
NOTES:

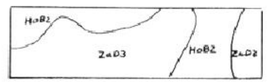
- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL.
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25,
- WATER SERVICE TO BE SUPPLIED BY GERMAN TWP. WATER DISTRICT.

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, T-5-S, R-11-W, IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 25, T-5-S, R-11-W; THENCE NORTH ALONG THE WEST LINE OF SAID QUARTER QUARTER 224.86' TO A RAILROAD SPIKE; THENCE EAST AND PERPENDICULAR TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 700.07' TO AN IRON; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 225.8' TO AN IRON ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE WEST ALONG THE SAID SOUTH LINE 700.07' TO THE POINT OF BEGINNING.

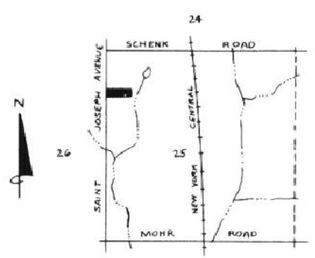
CONTAINING 3.62 ACRES MORE OR LESS.





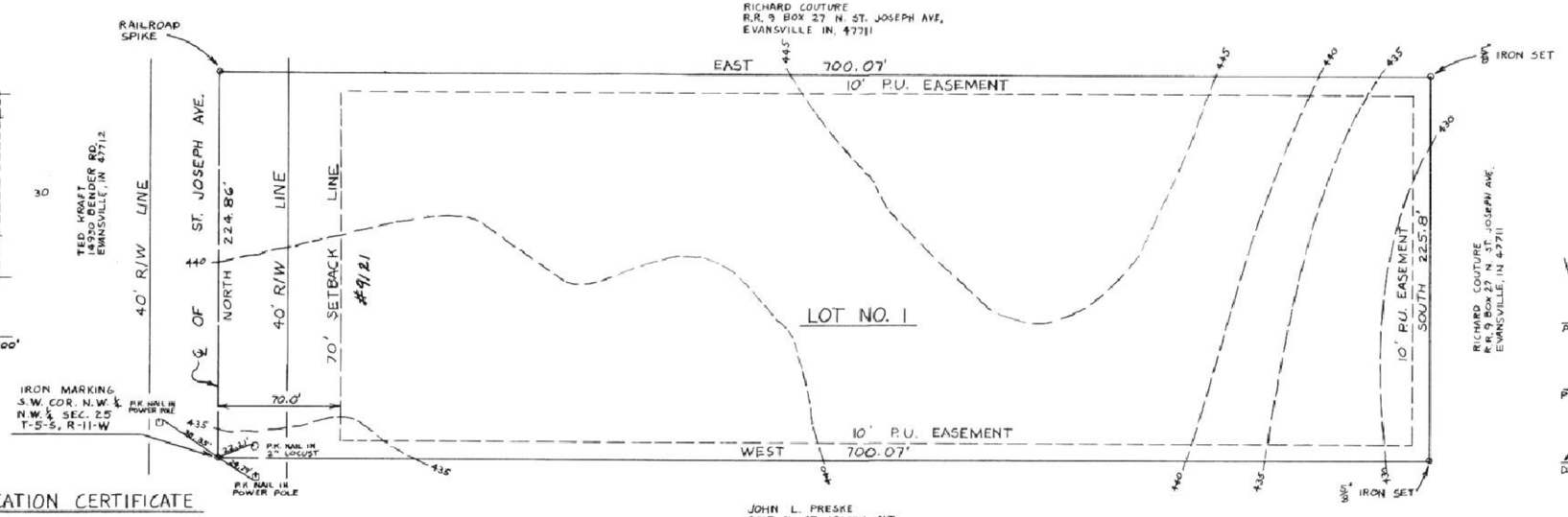
SOIL SURVEY MAP

SCALE 1" = 900'



LOCATION MAP

SCALE 1" = 2000'



EROSION PLAN

ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 45 DAYS

DEDICATION CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL EASTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVION SHALL BE KNOWN AND DESIGNATED AS MASON SUBDIVISION AN ADDITION TO GERMAN TOWNSHIP VANDERBURGH COUNTY, INDIANA

FRONT YARD BUILDING SETBACK LINES ARE TO BE SEVENTY (70) 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 DRAINAGE 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 LOT, EXCEPT FOR IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 23RD DAY OF April, 19 86

SIGNATURE

Martha L Mason
SIGNATURE

SURVEYORS CERTIFICATE

I, FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 24, 1986. THAT ALL MONUMENTS SHOWN THERE ON, ACTULLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA 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 I OF MASON SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN.

RECEIVED FOR RECORD
at 2:32 P.M.
APRIL 24 1986
in M
Page 197
BOB N. SEE, RECORDER
VANDERBURGH COUNTY

M-197

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

PRESIDENT

APRIL 23, 1986
PLAT RELEASE

Barbara L. Cunningham
DIRECTOR

APRIL 23, 1986
DATE

Barbara L. Cunningham
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 SEPARETLY ACKNOWLEDGED THE EXECUTION OF THE OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF April 19 86

Beverly M. Behme
NOTARY PUBLIC

MY COMMISION EXPIRES Sept. 22 19, 88

TOLERANCES	REVISIONS			FRED J. KUESTER
(EXCEPT AS NOTED)	NO.	DATE	BY	PROFESSIONAL ENGINEER
DECIMAL ±	1			LAND SURVEYOR
FRACTIONAL ±	2			
ANGULAR ±	3			DRAWN BY V. WOLFE — SCALE 1" = 40' — MATERIAL
	4			CHK'D — DATE 3-21-86 — DRAWING NO.
	5			TRACED — APP'D