88-04072

MS-4

DULY ENTERED FOR TAXATION
MAR 9 1988
Sam Humphrey
AUDITOR
983

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MARCH 9 1988
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Page 4
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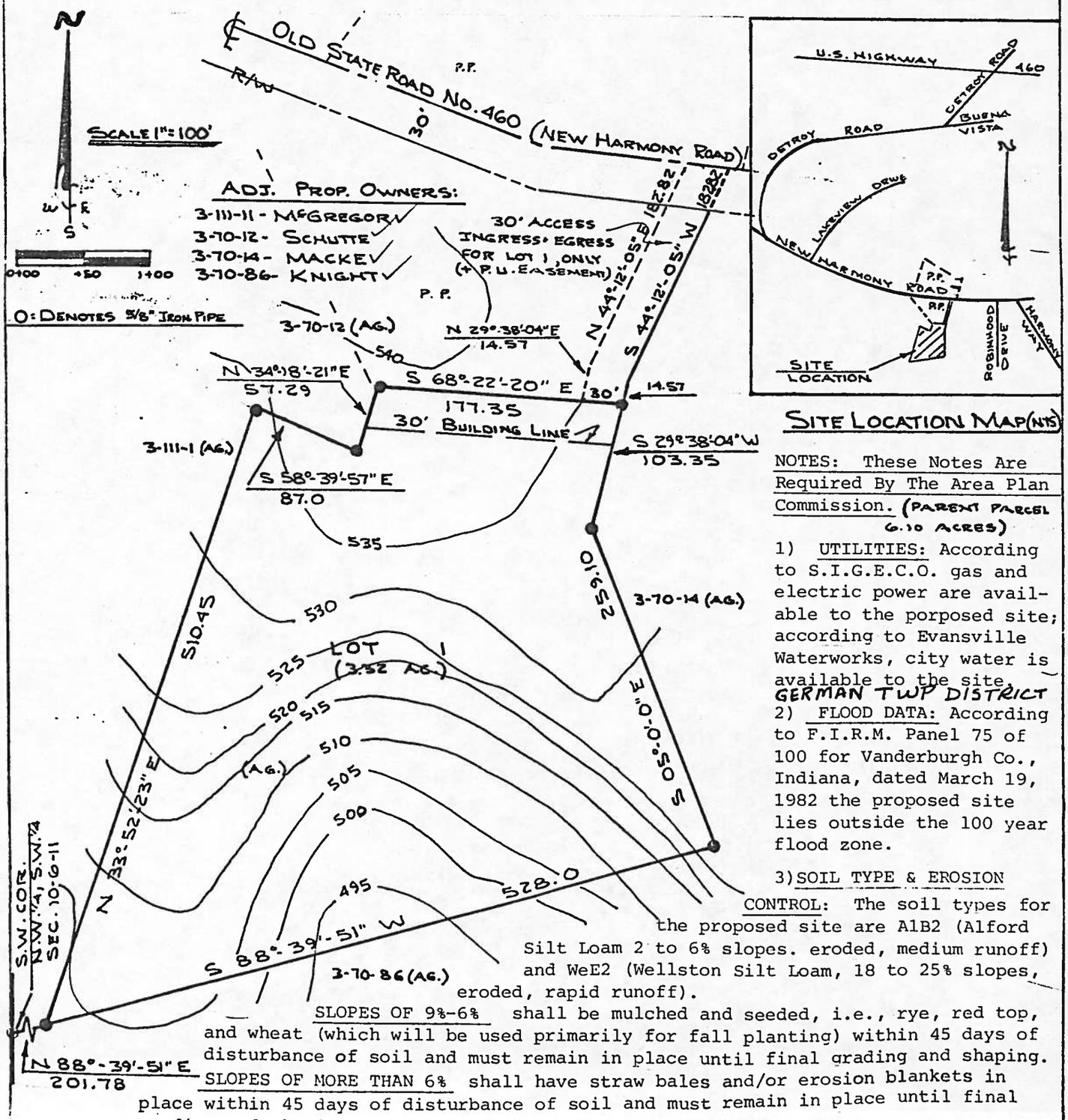
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

HIDDEN OAKS SUB

"LEGAL DESCRIPTION ATTACHED"



SITE LOCATION MAP (NTS)

NOTES: These Notes Are Required By The Area Plan Commission. (PARENT PARCEL 6.10 ACRES)

1) UTILITIES: According to S.I.G.E.C.O. gas and electric power are available to the porposed site; according to Evansville Waterworks, city water is available to the site.

GERMAN TWP DISTRICT

2) FLOOD DATA: According to F.I.R.M. Panel 75 of 100 for Vanderburgh Co., Indiana, dated March 19, 1982 the proposed site lies outside the 100 year flood zone.

3) SOIL TYPE & EROSION CONTROL: The soil types for the proposed site are A1B2 (Alford Silt Loam 2 to 6% slopes. eroded, medium runoff) and WeE2 (Wellston Silt Loam, 18 to 25% slopes, eroded, rapid runoff).

SLOPES OF 9%-6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping.

SLOPES OF MORE THAN 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

HIDDEN OAKS SUB

Part of the Northwest Quarter of the Southwest Quarter of Section Ten (10), Township Six (6) South, Range Eleven (11) West in Vanderburgh County, Indiana and more particularly desecribed as follows:

Beginning at an existing iron pin on the South line of said Quarter, Quarter Section North 88 degrees, 39 minutes and 51 seconds East a distance of 201.78 feet from the Southwest corner of said Quarter, Quarter Section; thence North 33 degrees, 52 minutes and 23 seconds East for 510.45 feet; thence South 58 degrees, 39 minutes and 57 seconds East for 87.0 feet; thence North 34 degrees, 18 minutes and 21 seconds East for 57.29 feet; thence South 68 degrees, 22 minutes and 20 seconds East for 177.35 feet; thence South 29 degrees, 38 minutes and 04 seconds West for 103.35 feet; thence South 05 degrees, 00 minutes and 00 seconds East for 259.10 feet; thence South 88 degrees, 39 minutes and 51 seconds West for 528.0 feet to the place of beginning.

ALSO a thirty (30) foot easement for ingress and egress to Lot 1, more particularly described as follows:

Beginning at the Northeast corner of Lot 1; thence North 68 degrees, 22 minutes and 20 seconds West for 30.0 feet; thence North 29 degrees, 38 minutes and 04 seconds East for 14.57 feet; thence North 44 degrees 12 minutes and 05 seconds East for 182.82 feet to a point in the center of Old State Road No. 460 (New Harmony Road); thence South 66 degrees, 15 minutes and 33 seconds East along said Road for 30.0 feet; thence South 44 degrees, 12 minutes and 05 seconds West for 182.82 feet; thence South 29 degrees, 38 minutes and 04 seconds West for 14.57 feet, to the place of beginning.

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, HEREBY CERTIFY THAT I AM A 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 LOCATIONS AS NOTED.

DATE 3/7/88

Sam Biggerstaff

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Mike & Carol Switzer, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Hidden Oaks Sub.

Mike D Switzer

Carol M Switzer

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vand. COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 7th DAY OF March 1988.

MY COMMISSION EXPIRES: Sept. 1989

Linda G Heneisen
NOTARY PUBLIC

Linda G. Heneisen
PRINTED

RESIDENT OF Vand. COUNTY

NOTARY PUBLIC SEAL INDIANA

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 CO. ON MARCH 8, 1988.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE MARCH 8, 1988

EXECUTIVE DIRECTOR Barbara L. Cunningh