88-14096

RECEIVED FOR RECORD
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August 3, 1988
Plat Drawer MS
Card 23

BOB STEELE, RECORDER
VANDERBURGH COUNTY
VANDERBURGH COUNTY
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AUG 3 1988 3681
AUDITOR

MS-23

DO NOT WRITE IN SPACE ABOVE THIS LINE

LANT-TROCKMAN MINOR SUBDIVISION



KENNETH A. & CONSTANCE H. MONTGOMERY, 520 SENIC DR., EVANSVILLE, IN. 47715

DAVID W. & LADDONNA NICHOLSON, 5935 E. OAK ST., EVANSVILLE, IN. 47715

FRANK X. & MARY ANN CLIFFORD, 5941 E. OAK ST., EVANSVILLE, IN. 47715

GREGORY LEE NAUERT, 5949 E. OAK ST., EVANSVILLE, IN. 47715

VIRGIL G. & PATTALYN A. TALIEG, 6039 E. OAK ST., EVANSVILLE, IN. 47715

JOHN R. & DIANE E. BIES, 6049 E. OAK ST., EVANSVILLE, IN. 47715

REBAR — N 89°17'23" E 419.98' — REBAR

SAN. ESM'T. (D.R. 554, PG. 185)

SAN. ESM'T. (D.R. 554, PG. 182)

S.I.G.E.CO. ELEC. ESM'T. (D.R. 640, PG. 205)

BARN

WORK SHOP

8'

N 00°13'00" E 200.00'

REBAR — S 89°17'23" W 92.50' — REBAR 162.25'

254.75'

(1) 0.82 AC. (35,690 SQ.)

(2) 2.76 AC. (120,330 SQ. FT.)

25' DRIVE EASMT.

N 00°13'00" E 250.00'

S 00°13'00" W 220.00'

S 00°13'00" W 450.00'

HOUSE #6000

O.H.E. #6030

25' BUILDING SETBACK LINE

162.25' — 165.23' — REBAR

P.K. NAIL — ℄ LINCOLN AVE. — 60'

S 89°17'23" W 69.00' — S 89°17'23" W 258.48'

P.O.B.

S.E. COR. W 1/2, N.E. 1/4 SEC. 25-6-10 PIPE FOUND

RAYMOND E. & BETTY J. NIEHAUS, 6101 E. OAK ST., EVANSVILLE, IN. 47715

JAMES P. & CAROLYN J. ELDRIDGE, 6105 E. OAK ST., EVANSVILLE, IN. 47715

WILLIAM R. & SUZANNE M. BYERS, 6100 LINCOLN, EVANSVILLE, IN. 47715

KELLY D. & MARILYN J. HALEY, 540 SENIC DR., EVANSVILLE, IN. 47715

JOHN G. & EVELYN M. SPINDLER, 5998 LINCOLN, EVANSVILLE, IN. 47715

GEORGE A. & SHIRLEY K. WRIGHT, 6001 LINCOLN, EVANSVILLE, IN. 47715

EDWARD C. III & SUSAN S. CURTIS, 1 LINCOLNWOOD, EVANSVILLE, IN.

LINCOLNWOOD DRIVE

JOHN M. & LYNDA K. BULLOCK, 2 LINCOLNWOOD DR., EVANSVILLE, IN. 47715

N

SCALE: 1" = 100'

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, JAMES Q. MORLEY, 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 August 1, 1988

James Q. Morley

James Q. Morley, L.S.
Indiana Registration No. 12629

OWNERS CERTIFICATE

I, KAY LANT, 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 LANT-TROCKMAN MINOR SUBDIVISION.

The 25 foot easement along the east side of Lot 1 is reserved for the rights of primary ingress/egress and utility service to Lots 1 and 2 of this sub-division only. This 25 foot easement shall not serve as primary access to more than two residences unless it is widened to minimum city right-of-way standards.

Kay L. Lant

KAY LANT 6000 LINCOLN AVE
EVANSVILLE, IN.
47715

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh 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 1st DAY OF August 1988.

MY COMMISSION EXPIRES: 2-10-89

Terry A. Campbell
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY, In.

Terry A. Campbell
PRINTED

NOTARY PUBLIC STATE OF 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 AUGUST 3, 1988.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE AUGUST 3, 1988

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

MS-23

LANT - TROCKMAN MINOR SUBDIVISION

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 25, Township 6 South, Range 10 West, lying in Vanderburgh County, Indiana and described as follows:

Beginning at the southeast corner of the west half of the northeast quarter of said section; thence south 89 degrees 17 minutes 23 seconds west along the quarter section line a distance of 69.00 feet; thence north 00 degrees 13 minutes 00 seconds east and parallel to the east line of the west half of the northeast quarter of said section a distance of 250.00 feet; thence south 89 degrees 17 minutes 23 seconds west a distance of 92.50 feet; thence north 00 degrees 13 minutes 00 seconds east a distance of 200.00 feet; thence north 89 degrees 17 minutes 23 seconds east a distance of 419.98 feet; thence south 00 degrees 13 minutes 00 seconds west a distance of 450.00 feet to the south line of the northeast quarter of said section; thence south 89 degrees 17 minutes 23 seconds west along the south line of said quarter section 258.48 feet to the point of beginning, containing 3.81 acres.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 180256 0050 B, dated March 19, 1982, none of the site is within the designated 100 year flood zone.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and all abutting property is currently zoned R-1.

Temporary Erosion Control:

- Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

- Slopes of more than 6% shall be mulched and seeded and 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.