88-15757

MS-28

RECEIVED FOR RECORD
at 2:13 P M.
Aug 25 1988
Plat Drawer MS
Card 28
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG 25 1988
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

UMBACH MINOR SUBDIVISION

LEGAL DESCRIPTION

Part of the Southeast Quarter Southeast Quarter of Section 31, Township 5 South, Range 11 West and part of the Northeast Quarter Northeast Quarter of Section 6, Township 6 South, Range 11 West, Vanderburgh County, Indiana described as follows:

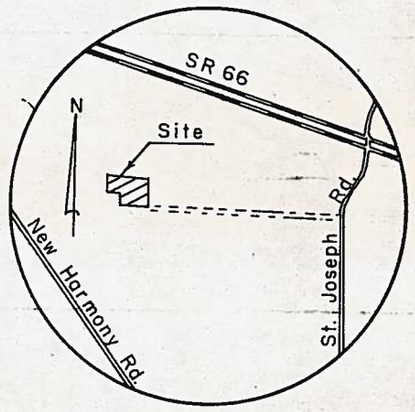
Beginning at the Southwest corner of the Southeast Quarter Southeast Quarter of said Section 31, thence South 89 degrees 54 minutes 04 seconds East along the South line 165.83 feet to a stone marking the Northeast corner of a 90 acre tract taken off the West side of the Northeast Quarter of Section 6, Township 6 South, Range 11 West, thence South 0 degrees 26 minutes 56 seconds East along the East line thereof 154.4 feet to a spike in the center of a roadway, thence South 83 degrees 01 minutes 36 seconds East along the centerline thereof 275.37 feet to a spike, thence North 8 degrees 53 minutes 07 seconds East a distance of 335.00 feet to an iron pin, thence North 88 degrees 17 minutes 31 seconds West a distance of 492.81 feet to the West line of the Southeast Quarter Southeast Quarter of said Section 31, thence South 0 degrees 10 minutes 28 seconds East along said West line 157.55 feet to the place of beginning, containing 2.80 acres more or less.

Subject to 25 feet off the South side thereof for R/W for future roadway.

ALSO, Grantor conveys and grants to the Grantees all his right, title and interest in and to a certain roadway referred to as an irrevocable easement for right of way and roadway in a certain Joint Easement recorded March 22, 1971 in Deed Record 554, pages 491 through 502, inclusive, in the office of the Recorder of Vanderburgh County, Indiana, and the Grantor conveys and grants to the Grantees all interest in real estate and rights granted to him or reserved by him in said Joint Easement and further represents that said Joint Easement is in full effect.

Grantor hereby makes this conveyance subject to the restrictions and agreements contained in the said Joint Easement above referred to.

Subject to all existing legal easements and rights-of-way of record.

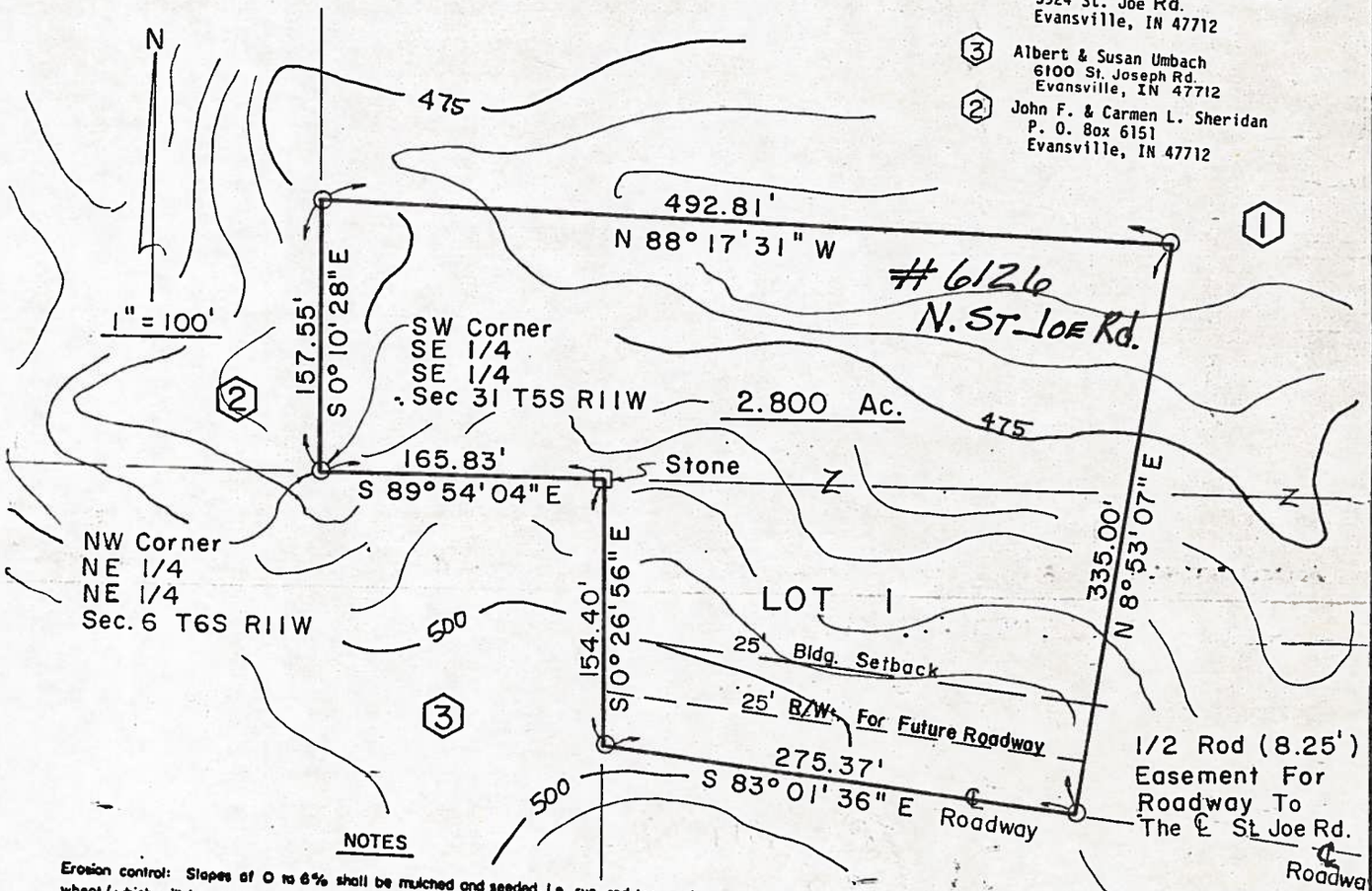


Location Map
no scale

1 William C. & Letitia A. Boeke
5924 St. Joe Rd.
Evansville, IN 47712

3 Albert & Susan Umbach
6100 St. Joseph Rd.
Evansville, IN 47712

2 John F. & Carmen L. Sheridan
P. O. Box 6151
Evansville, IN 47712



NOTES

Erosion control: Slopes of 0 to 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 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.

All area zoned agriculture

-⚲- Denotes iron pin

Subdivision lies outside 100 year flood plain
No City Water Available
Individual Sewage Disposal

Private Drive Cannot Be Accepted For County Road Until Complete Access Is Brought Up To County Standards.

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, Billy T Nicholson, 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 8/11/88

Billy T Nicholson
IND #7964

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Albert J. & Susan J. Umbach, 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 Umbach Minor Subdivision.

Albert J. Umbach
Albert J. Umbach

Susan J. Umbach
Susan J. Umbach

6100 St. Joseph Rd.
Evansville, In. 47712

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 11th DAY OF August 1988.

MY COMMISSION EXPIRES: March 13, 1992

Barbara A. Runyon
NOTARY PUBLIC

Barbara A. Runyon
PRINTED

RESIDENT OF Vanderburgh 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 AUGUST 24, 1988

Alfred H. Bauer, Jr.
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE AUGUST 24, 1988

Barbara L. Cunningham
EXECUTIVE DIRECTOR

THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

RECEIVED
JUL 05 1988
AREA PLAN COMMISSION