89-16852

MS-53

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

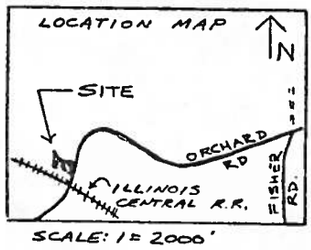
SEP 7 1989

Sam Humphrey
AUDITOR
4764

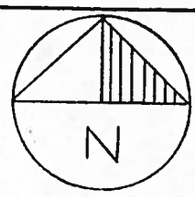
RECEIVED FOR RECORD
at 8:15 A.M.
SEPTEMBER 7 1989
Plat Drawer MS
Card 53
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

HUNTER SUBDIVISION



SCALE: 1" = 2000'



SCALE: 1" = 60'
AUGUST 21, 1989
⊙ - ½" I.R. UNLESS NOTED

S 49°0'0"W RADIAL

CURVE 1: LONG CHORD
S 39°06'30"E - 158.45'

CURVE 2: LONG CHORD
S 45°03'53"E - 218.47'

CURVE DATA

	1	2
Δ	3°47'00	15°41'46"
R	2400.00'	800.00'
L	158.48'	219.16'
CH	158.45'	218.47'

N 21°25'35"E - 456.97'

S 75°13'05"E 30.00'

S 14°46'55"W 19.62'

S 35°49'10"W 69.64'

LOT 1

#4225

ACREAGE
2.98 - GROSS
2.58 - NET

N 74°40'00"W - 200.00'

N 72°40'00"W - 200.00'

S 14°46'55"W - 174.54'

S 14°46'55"W - 261.67'

FND VANDERBURGH CO. SURVEY MONUMENT @ NE CORNER, NE¼, NW¼ SECTION 22, T5S, R11W

FND R.R SPIKE

EAST 247.17'

NORTH 132.70'

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 8/24/89

Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, Harry L. Hunter, 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 Hunter Subdivision.

Harry L. Hunter

Harry L. Hunter
4141 Orchard Road
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 24th DAY OF August 1989.

MY COMMISSION EXPIRES: 5/15/92

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick 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 SEPT. 7, 1989.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE SEPT. 7, 1989

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

MS-53

LEGAL DESCRIPTION

Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and part of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 15, Township 5 South, Range 11 West of Vanderburgh County, Indiana, described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 22, Township 5 South, Range 11 West; thence East 247.17 feet along the North line of said Quarter Quarter Section; thence North 132.70 feet to the true point of beginning, said point being a railroad spike in the centerline of Orchard Road and on the North right-of-way line of the former Illinois Central Railroad, said point also being 142.84 feet from the centerline of the railroad tracks; thence along said North right-of-way line of the railroad

1st: North 72° 40' 00" West 200.00 feet; thence continuing along said North right-of-way line

2nd: North 74° 40' 00" West 200 feet; thence

3rd: North 21° 25' 35" East 456.97 feet to a point on a curve concave to the Southwest having a radius of 2400.0 feet, a radial to said curve bears South 49° 00' 00" West; thence along said curve

4th: Southeasterly 158.48 feet through an angle of 3° 47' 00" to the beginning of a tangent curve concave to the Northeast having a radius of 800.00 feet; thence along said curve

5th: Southeasterly 219.16 feet through an angle of 15° 41' 46" to a point; thence at right angles to the centerline of said Orchard Road

6th: South 75° 13' 05" East 30.00 feet to the centerline of Orchard Road; thence along said centerline

7th: South 14° 46' 55" West 261.61 feet to the point of beginning and containing 2.98 acres, more or less.

SUBJECT TO a right-of-way for Orchard Road.

General Notes:

1. Utilities: German Township Water District water is available. Southern Indiana Gas and Electric is available. Septic tanks required.
2. Erosion Control: Slopes 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 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.
3. Zoning: Subject property is zoned AG.
4. Flood Plain Data: All of the property is located outside the 100 year flood aone according to FIRM Panel 75 of 100 dated March 12, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioner.
5. Soil Data:
   ZaC_3 - Zanesville silt loam
   HoB_2 - Hosmer silt loam
6. Owner/Developer: Harry L. Hunter; 4141 Orchard Road; Evansville, IN 47712; 812/963-3409.