89-20174

MS-57

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

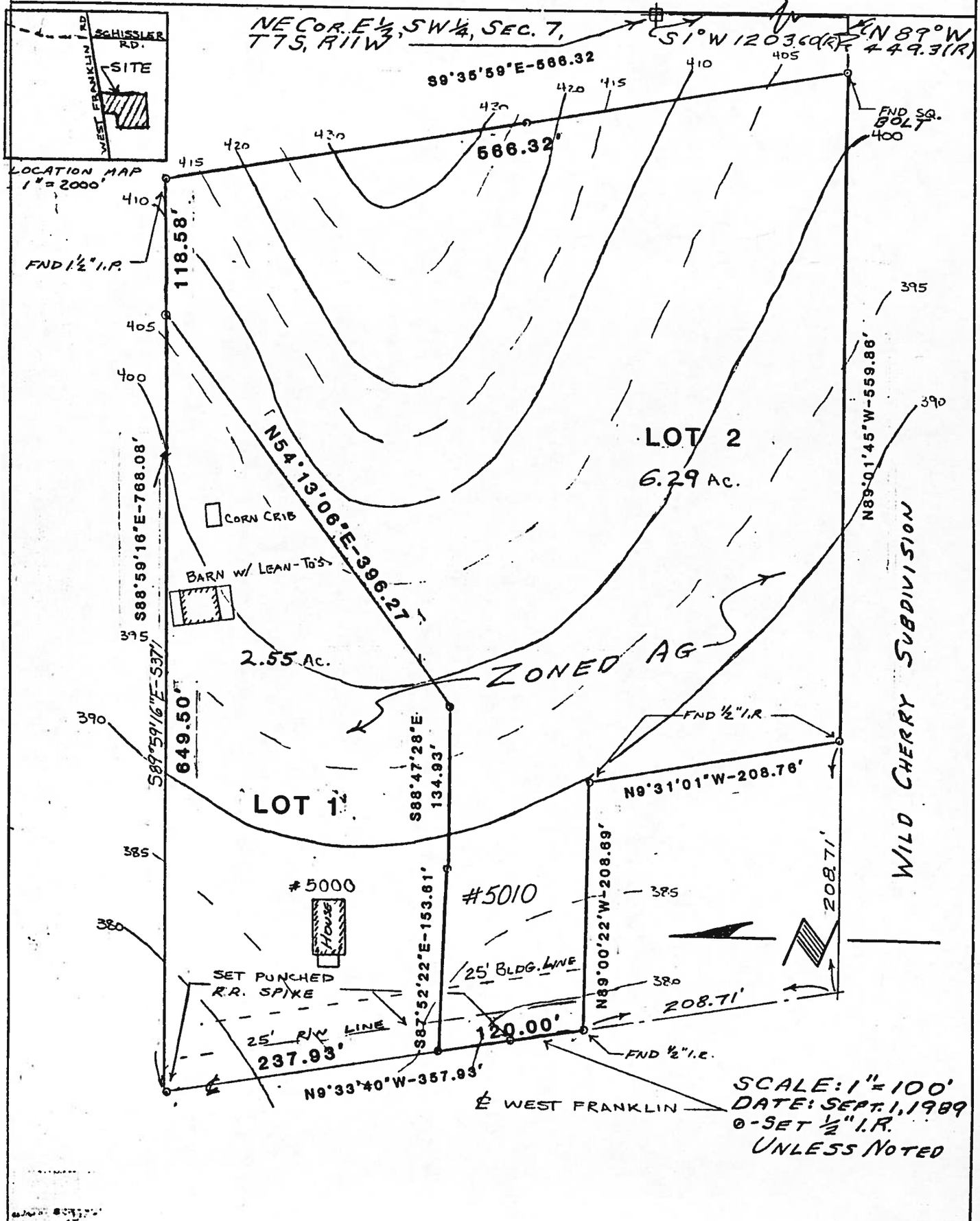
OCT 23 1989

Sam Humphrey
AUDITOR
5696

RECEIVED FOR RECORD
at 10:28 A.M.
OCT. 23 1989
Plat Drawer MS
Card 57
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

RIPPLEMEIER ACRES



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 9/11/89

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0015 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Alan J. and Sharon A. Ripplemeier, 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 Ripplemeier Acres.

Alan J. Ripplemeier

Sharon A. Ripplemeier

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 11 DAY OF September 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 Oct. 23, 1989.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE Oct. 23, 1989

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OF EVANSVILLE & VANDERBURGH COUNTY

MS-57

LEGAL DESCRIPTION
Ripplemeier Acres

Part of the East Half of the Southwest Quarter of Section 7, Township 7 South, Range 11 West in Vanderburgh County, Indiana more particularly described as follows:

Beginning at the Northeast corner of said Half Quarter Section; thence South 1° 00' West 1203.60 feet along the East line of said Half Quarter Section; thence North 89° 00' West 449.30 feet to the true point of beginning in the center of West Franklin Road; thence

1st: North 89° 01' 45" West 559.86 feet; thence

2nd: North 9° 31' 01" West 208.76 feet; thence

3rd: North 89° 00' 22" West 208.69 feet to the centerline of said West Franklin Road; thence along said centerline

4th: North 9° 33' 40" West 357.93 feet; thence

5th: South 88° 59' 16" East 768.08 feet; thence

6th: South 9° 35' 59" East 566.32 feet to the true point of beginning, containing 8.84 acres.

SUBJECT TO a right of way for West Franklin Road.

General Notes:

1. Utilities: Southern Indiana Gas and Electric electric service 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 and C-4.
4. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 100 of 100 dated March 19, 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:
   - UnB_2 - Uniontown silt loam
   - MlC_3 - Markland silty clay loam
   - AlB_2 - Alford silt loam
   - AlC_3 - Alford silt
   - IoA - Iona silt loam
6. Owner/Developer: Sharon A. and Alan J. Ripplemeier; 5000 West Franklin Road; Evansville, Indiana 47712; 812/985-3054.