90-08746

# MS-70

ULY ENTERED FOR TAXATION SUBJECT
O FINAL ACCEPTANCE FOR TRANSFER.

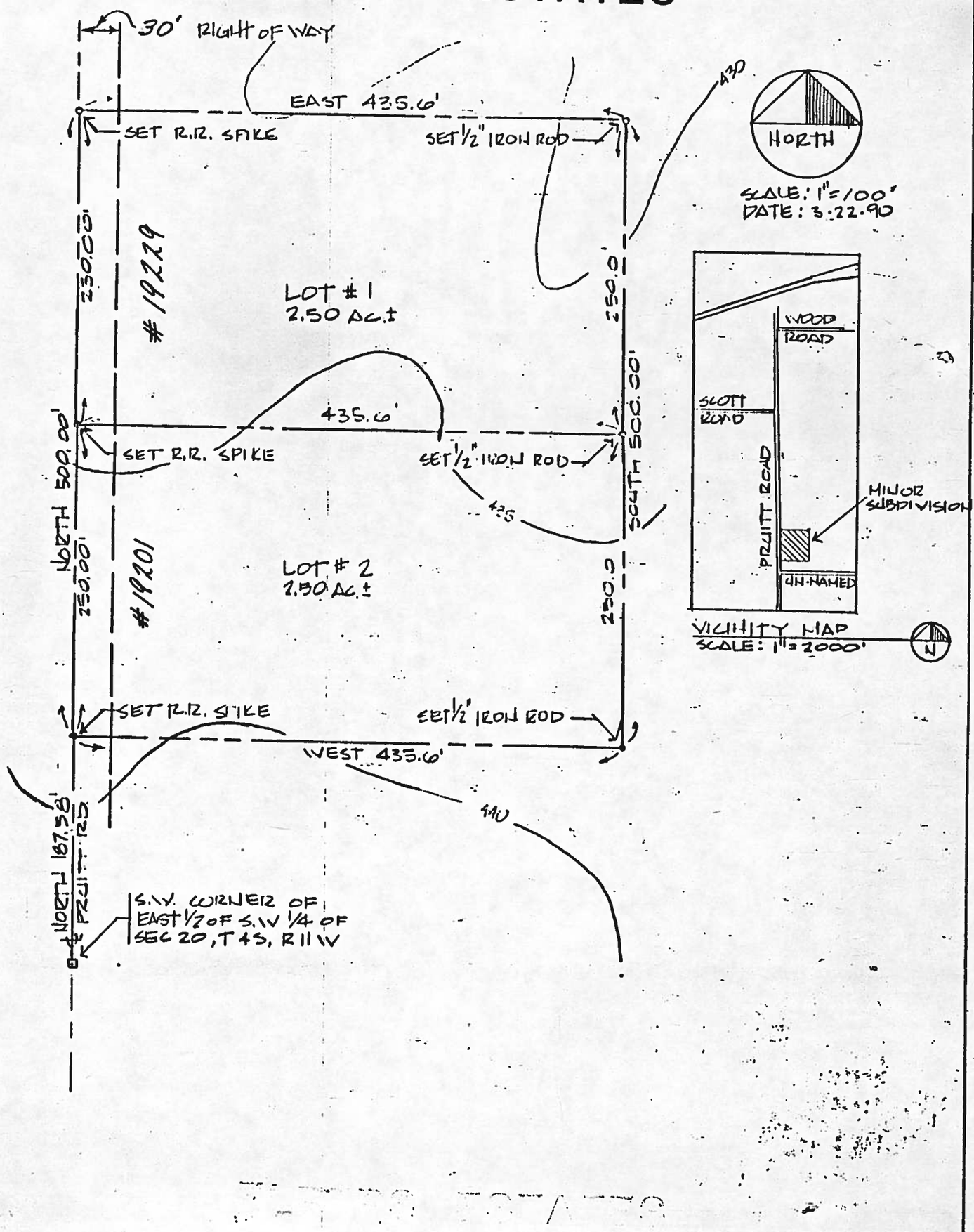
MAY 03 1990

Sam Humphrey
AUDITOR 2455

RECEIVED FOR RECORD
at 11:19 A M.
MAY 3 1990
Plat Drawer MS
Card 70
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

## ELPERS ESTATES



AREA PLAN COMMISSION OFFICIAL FORM

## 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 4/11/90

Ralph A. Easley, Jr.

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

## OWNERS CERTIFICATE

Darvin J. and Bonnie B. Elpers 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 Elpers Estates.

Darvin J. Elpers
Darvin J. Elpers

Bonnie B. Elpers
Bonnie B. Elpers

## 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 April 1990.

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 MAY 3, 1990.

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 3, 1990

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

MS-70

LEGAL DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence North along the West line of said Quarter Quarter Section 187.58 feet to the true point of beginning; thence along said West line

1st: North 500.00 feet; thence parallel to the South line of said Quarter Quarter Section

2nd: East 435.6 feet; thence parallel to said West line

3rd: South 500.00 feet; thence parallel to said South line

4th: West 435.6 feet to the true point of beginning.

General Notes:

1. Owner/Developer: Darvin J. and Bonnie B. Elpers; 19109 Pruitt Road; Haubstadt, Indiana 47639; 812/963-5898
2. Utilities: Southern Indiana Gas and Electric electric service is available. A septic tank is required. Water well will be required.
3. 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.
4. Zoning: Subject property is zoned AG.
5. Flood Plain Data: All of the property is located outside the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982, Community Panel 180256 0075B 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.
6. Soil Data:
   $IoB_2$ - Iona silt loam
   Ra - Ragsdale silt loam