90-14279

MS-76

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 16 1990

Sam Humphrey
AUDITOR 3949

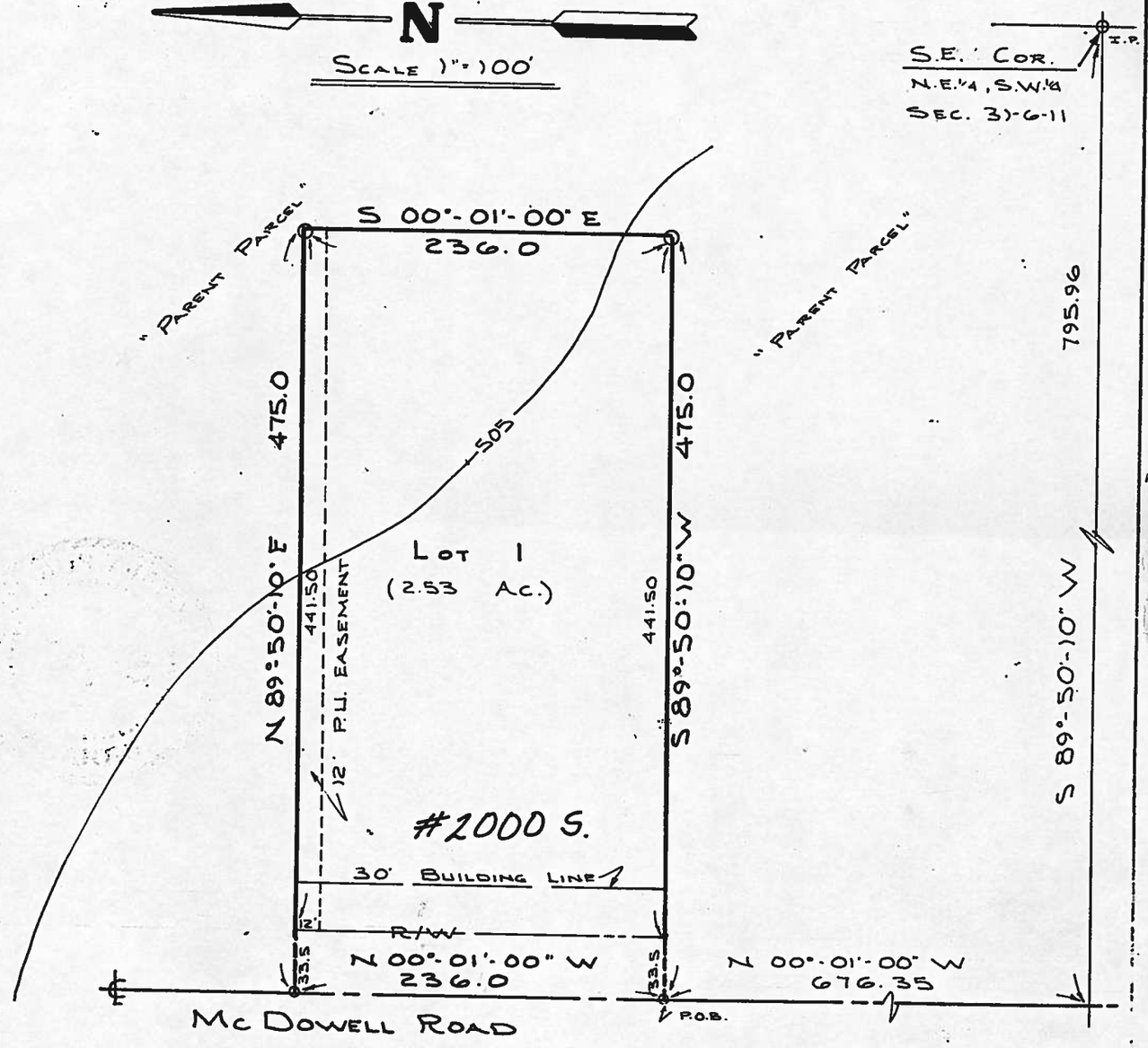
RECEIVED FOR RECORD
at 2:18 P M.
July 16 1990
Plat Drawer MS
Card 76
BOB STEELE, RECORDER
VANDERBURGH COUNTY

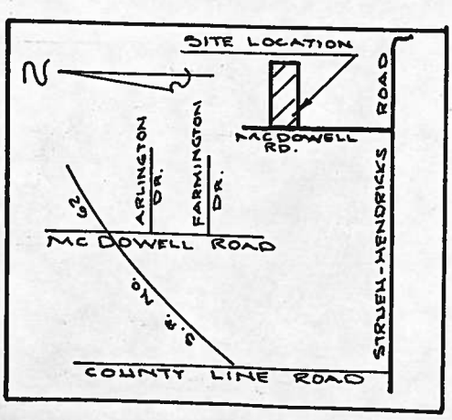
DO NOT WRITE IN SPACE ABOVE THIS LINE

ELLIS ACRES

N

SCALE 1" = 100'





SITE LOCATION MAP (N.T.S.)

ADJOINING PROPERTY OWNERS

SCHAEFER (OWNER OF PARENT PARCEL)
7-102-22- COLEMAN, NOVELLA
7-102-24- COLE, PAUL & EDNA
7-102-57- HALL, RONALD & VIRGINIA

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, CARL J. HANSERT, THEREBY 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 ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE JULY 7, 1990

Carl J. Hansert
CARL J. HANSERT - L.S.
AGENT FOR A & S SURVEYORS AND LAND CONSULTANTS, INC.

CARL J. HANSERT REGISTERED No. 7327 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

FRANK & LAURA SCHAEFER, 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 "ELLIS ACRES".

× Frank Schaefer
FRANK SCHAEFER

× Laura Schaefer
LAURA SCHAEFER

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 Acknowledges THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 12th DAY OF July 1990.

MY COMMISSION EXPIRES: Nov. 25, 1990

Staci D. Fulton
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

STACI D. FULTON
PRINTED

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 JULY 12, 1990.

PRESIDENT Alfred H. Bana, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JULY 12, 1990

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY — OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

MS-76

NOTES: (These are required by the Area Plan Commission)

1. ZONING: The subject real estate and adjoining real is presently zoned Agricultural.

2. UTILITIES: The owners of Lot 1 will utilize a well as a water system, according to S.I.G. & E. Co., electric power and gas are available to the site. The septic system has been approved by the Vanderburgh County Health Department.

3. SOIL TYPE: The soil types are Alford Silt Loam (AJB2), 2 to 6% slopes, eroded, medium run-off, Alford Silt Loam, ((AIC3) 6 to 12% slopes, severly eroded, rapid run-off, and Muren Silt Loam (MUA) 0 to 2% slopes, slow run-off.

4. EROSION CONTROL: The disturbed areas 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 soils 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.

5. FLOOD: This property is located outside the 100 year flood plain, according to F.I.R.M. Panel 100 of 100, dated, March 19, 198 for Vanderburgh County, Indiana.

6. OWNER AND DEVELOPER: Frank Schaefer and Laura Schaefer, 2329 Beech Drive, Evansville, Indiana 47714.

7. SURVEYOR: Carl J. Hansert, L.S. Ind. Reg. No. 7327, agent for A & S Surveyors and Land Consultants, Inc., 1131 E. Maryland Street, Evansville, Indiana 47711.

LEGAL DESCRIPTION

A subdivision of part of the Northeast Quarter of the Southwest Quarter of Section Thirty-one (31), Township Six (6) South, Range Eleven (11) West lying in Vanderburgh County, Indiana and more particularly described as follows:

Beginning in McDowell Road at a point which lies South 89 degrees, 50 minutes and 10 seconds West for 795.96 feet and North 00 degrees, 01 minutes and 00 seconds for 676.35 feet West from the Southeast corner, thereof; thence, from said point of beginning North 00 degrees, 01 minutes and 00 seconds West along said road for 236.0 feet; thence North 89 degrees, 50 minutes and 10 seconds East for 475.0 feet thence South 00 degrees, 01 minutes, and 00 seconds East for 236.0 feet; thence South 89 degrees, 50 minutes and 10 seconds West for 475.00 feet to the aforementioned place of beginning.