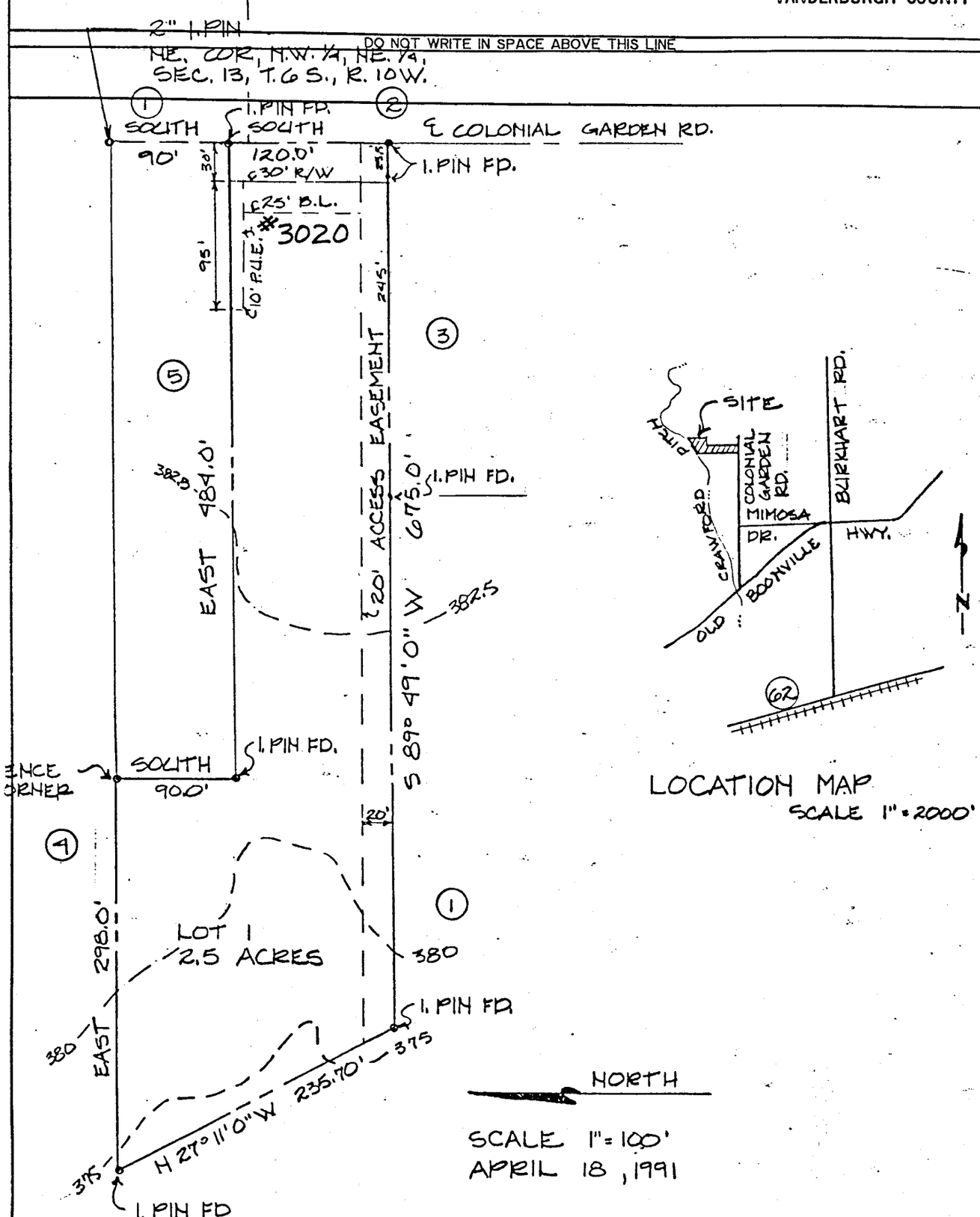
91-09819
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAY 08 1991 3542
Sam Humphrey
AUDITOR

MS-100

GRAY'S HAVEN

RECEIVED FOR RECORD
at 10:00 A.M.
MAY 8 1991
Plat Drawer MS
Card 100
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE



LOCATION MAP
SCALE 1" = 2000'

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 APRIL 17, 1991

Ralph A. Easley, Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0036 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Norris and Doris Gray, 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 Gray's Haven.

Norris Gray

Norris Gray
PO Box 8100
Evansville, IN 47716
812/477-5366

Doris J. Gray

Doris J. Gray
PO Box 8100
Evansville, IN 47716
812/477-5366

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 18 DAY OF April 1991.

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 8, 1991.

PRESIDENT Alfred N. Evans, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE MAY 8, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningh

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

6-28-70
- 5478
4 15 91
LEAH

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 15, Township 6 South, Range 10 West, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the East line of said Quarter Quarter Section, said point being distant South 90 feet from the Northeast corner of said Quarter Quarter Section; thence along said East line

1st: South 120.00 feet; thence

2nd: South 89° 49' 00" West 675.00 feet; thence

3rd: North 27° 11' 00" West 235.70 feet to a point on the North line of said Quarter Quarter Section; thence along said North line

4th: East 298.00 feet to a point that is 484.00 feet West of the Northeast corner of said Quarter Quarter Section; thence parallel with the East line of said Quarter Quarter Section

5th: South 90.00 feet; thence parallel with the North line of said Quarter Quarter Section

6th: East 484.00 feet to the point of beginning and containing 2.5 acres, more or less

SUBJECT TO a 30 foot right of way for Colonial Garden Road, West of and adjacent to the 1st course.

General Notes:

1. Owner/Developer: Norris and Doris Gray; 3107 Winberg Avenue; Evansville, Indiana 47720; 812/424-7047
2. Utilities: Southern Indiana Gas and Electric, gas and electric service are available. Septic tank and water well are 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 5 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: The entire property is located within the 100 year flood zone according to FIRM Panel 25 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 (386 feet).
6. Soil Data:
   - MkB_2 - Markland silt loam
   - Mr - McGary silt loam
   - Zp - Zipp silty clay
7. Adjacent property owners:
   1 Ethel Golden; 3366 Smith Road; Boonville, Indiana 47601
   2 Billy and Lana Brown; 3011 Colonial Garden Road; Evansville, Indiana 47715
   3 Michael C. Miodus; 3012 Colonial Garden Road; Evansville, Indiana 47715
   4 Albert and Mary Durcholz; 3112 Magnolia Lane; Evansville, Indiana 47711
   5 Judith Harrell; 3028 Colonial Garden Road; Evansville, Indiana 47715
8. Easements:

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.