91-12789

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 07 1991 4481

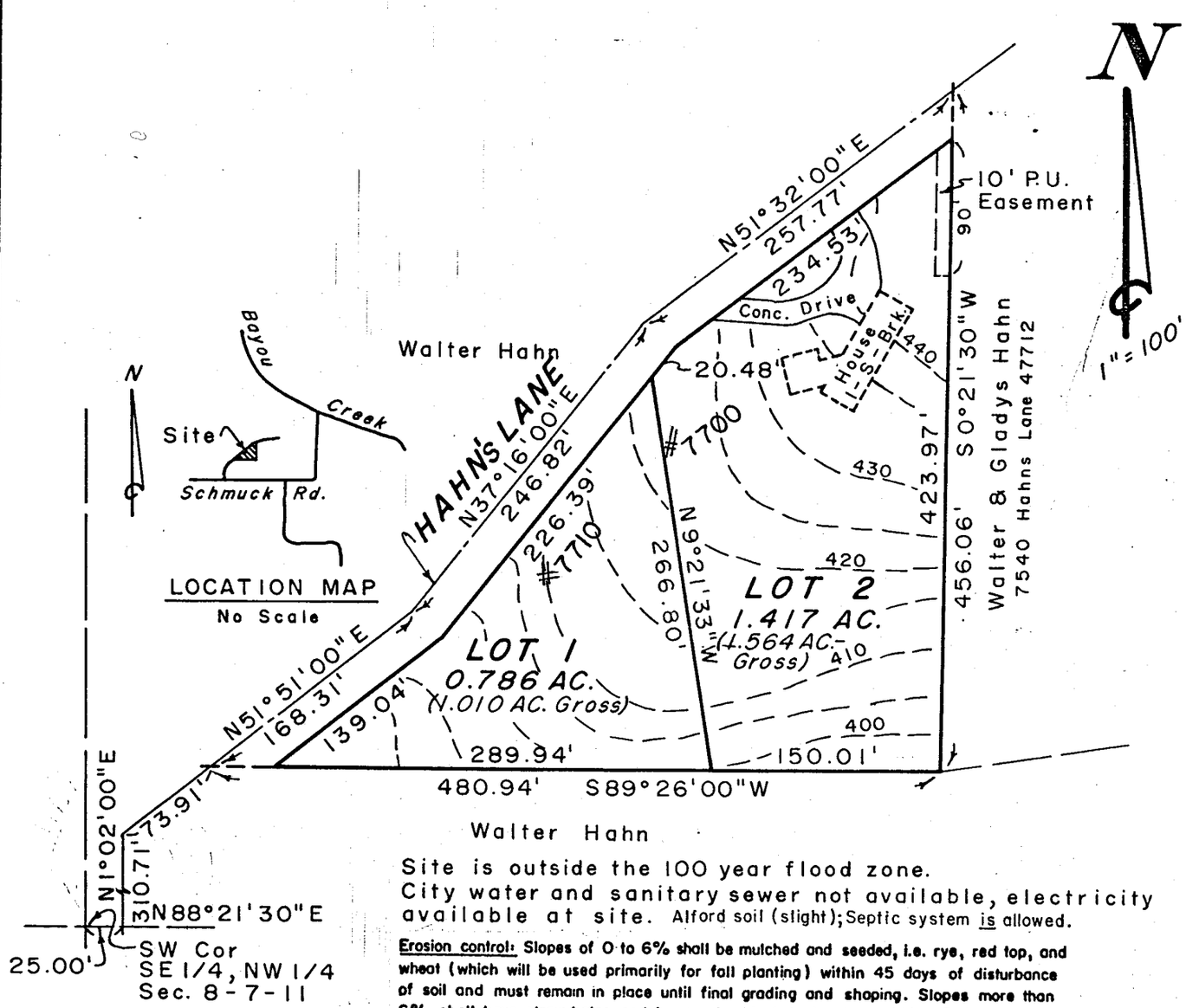
Sam Humphrey
AUDITOR

MS-107

RECEIVED FOR RECORD
at 8:40 A.M.
JUNE 7 1991
Plat Drawer MS
Card 107
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

ZIMMERMAN SUBDIVISION



LOCATION MAP
No Scale

Site is outside the 100 year flood zone.
City water and sanitary sewer not available, electricity available at site. Alford soil (slight); Septic system is allowed.

Erosion control: Slopes of 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 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.

Part of the Southeast quarter of the Northwest quarter of Section 8, Township 7 South, Range 11 West, lying in Vanderburgh County, Indiana, described as follows:

Beginning at a point in the centerline of a 50 foot roadway, said point being located by commencing at the Southwest corner of said Quarter Quarter Section, thence North 88 degrees 21 minutes 30 seconds East along the South line thereof a distance of 25.00 feet, thence North 1 degree 02 minutes 00 seconds East and parallel with the West line of said Quarter Quarter Section a distance of 310.71 feet, thence North 51 degrees 51 minutes 00 seconds East along said centerline a distance of 73.91 feet to the place of beginning, thence continue North 51 degrees 51 minutes 00 seconds East along said centerline a distance of 168.31 feet, thence North 37 degrees 16 minutes 00 seconds East along said centerline a distance of 246.82 feet, thence North 51 degrees 32 minutes 00 seconds East along said centerline a distance of 257.77 feet, thence South 0 degrees 21 minutes 30 seconds West a distance of 456.06 feet, thence South 89 degrees 26 minutes 00 seconds West a distance of 480.94 feet to the place of beginning and containing 2.574 acres more or less.

8005

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, 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, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 864, *

DATE May 29, 91

Billy T. Nicholson
IN No. 7964 Evansville, IN

OWNERS CERTIFICATE

WE ROBERT & VANNA ZIMMERMAN, 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 ZIMMERMAN SUBDIVISION

Robert Zimmerman
ROBERT ZIMMERMAN

Vanna Zimmerman
VANNA ZIMMERMAN

7700 HAHNS LANE
Evansville, IN 47712

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.

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 30th DAY OF May 1991.

Barbara A. Runyon
NOTARY PUBLIC

BARBARA A. RUNYON
PRINTED

MY COMMISSION EXPIRES:
March 13, 1992

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF 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 JUNE 7, 1991.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE JUNE 7, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningh

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY
OFFICIAL SEAL

* Article 1.1; Chapter 8, Section 1 Through 34 Of The Indiana Administrative Code And Accordingly Under My Supervision. This Is A Class B Survey With A Theoretical Uncertainty Of 0.25 Feet As Determined By Sub-Section 7d Section 7 Of Subject Code.