91-13648

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUN 17 1991 4779

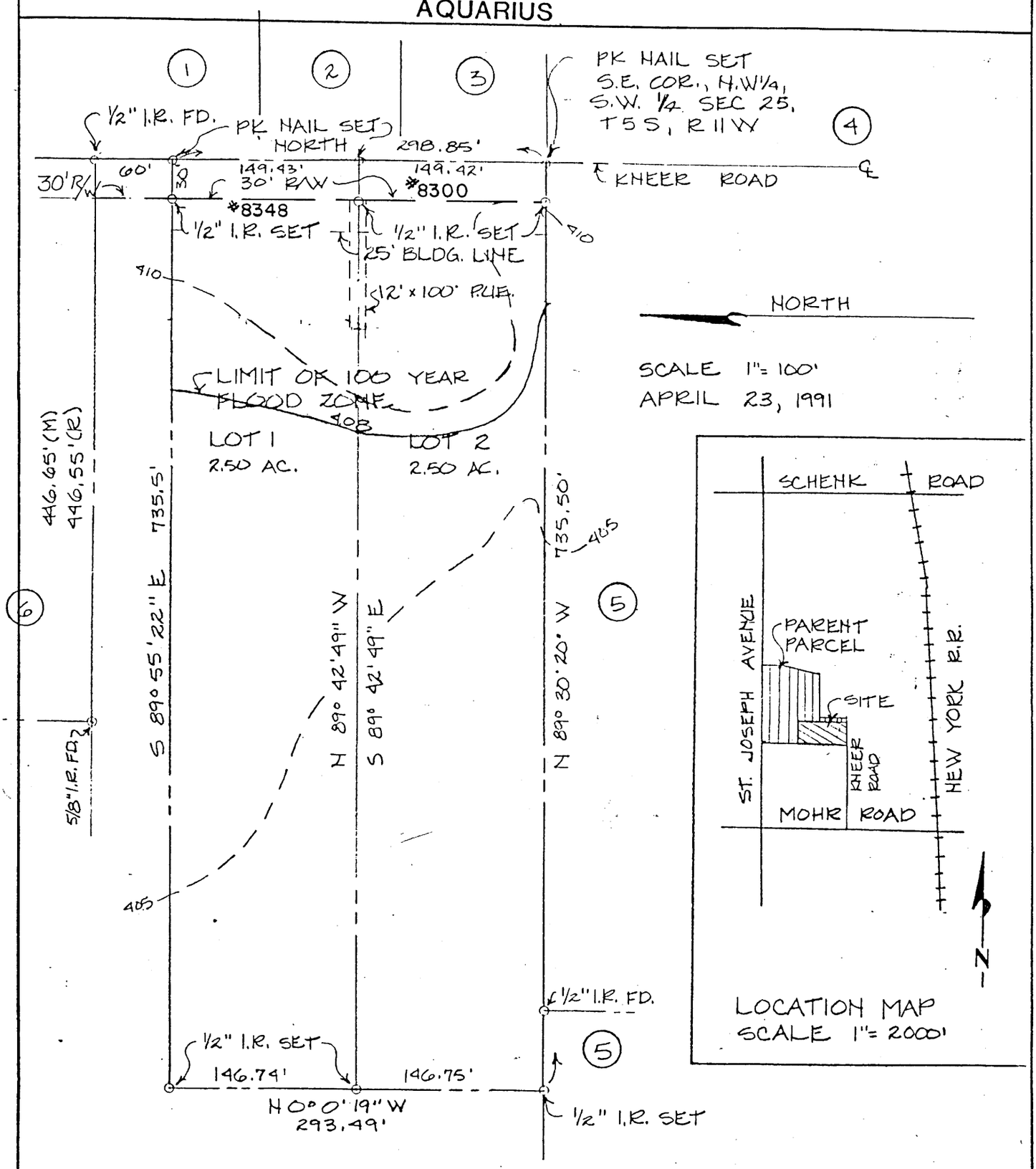
Sam Hongbury
AUDITOR

MS-108

RECEIVED FOR RECORD
at 3:14 P M.
JUNE 17, 1991
Plat Drawer MS
Card 108
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

AQUARIUS



RAYMOND STEINKUHL

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 5-14-91

Ralph A. Easley

RALPH A. EASLEY, JR. REGISTERED No. S 0005 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Raymond Steinkuhl, 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 Aquarius.

Raymond Steinkuhl

Raymond Steinkuhl
14700 N. St. Joseph Avenue
Evansville, IN 47711

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 14 DAY OF May, 1991.

MY COMMISSION EXPIRES: 5-15-92

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 17, 1991.

PRESIDENT

EXECUTIVE DIRECTOR

PLAT RELEASE JUNE 17, 1991

EXECUTIVE DIRECTOR

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.

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 5 South, Range 11 West, Vanderburgh County, Indiana described as follows:

Beginning at the Southeast corner of said Quarter Quarter Section; thence along the South line of said Quarter Quarter Section

1st: North 89° 30' 20" West 735.50 feet; thence

2nd: North 0° 0' 19" West 293.49 feet; thence

3rd: South 89° 55' 22" East 735.50 feet to the East line of said Quarter Quarter Section; thence along said East line

4th: South 298.85 feet to the point of beginning and containing 5.00 acres of land.

SUBJECT TO thirty (30) feet of right of way for Kneer Road Westerly of and adjacent to the 4th course of the above described real estate.

General Notes:

1. Owner/Developer: Raymond Steinkuhl; 14700 N. St. Joseph Avenue; Evansville, Indiana 47711; 812/963-6249
2. Utilities: Southern Indiana Gas and Electric Company service are available. A septic tank is required. City of Evansville water is available.
3. Flood Plain Data: A portion of the property is located within the 100 year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation as determined by the Vanderburgh County Building Commissioner (410').
4. 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.
5. Adjacent Property Owners:
   1 Raymond and Lou Greubel; 816 Allens Lane; Evansville, IN 47710
   2 Carl F., Jr. and Sabyn Rodenberg; Kneer Lane; Evansville, IN 47712
   3 Robert and Helen Dixson; R.R.#7, Box 55, Kneer Road; Evansville, IN 47712
   4 Donald and Tamara Maurer; 8225 Kneer Road; Evansville, IN 47712
   5 Leo and Marian Macke; R.R.#9, Box 13, Mohr Road; Evansville, IN 47712
   6 Edward Ellis III; 2800 S. Boeke Road; Evansville, IN 47714
6. Zoning: Subject property is zoned Ag.
7. All rights of way shown on this plat are dedicated to public use.