91-27171

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 14 1991 9247

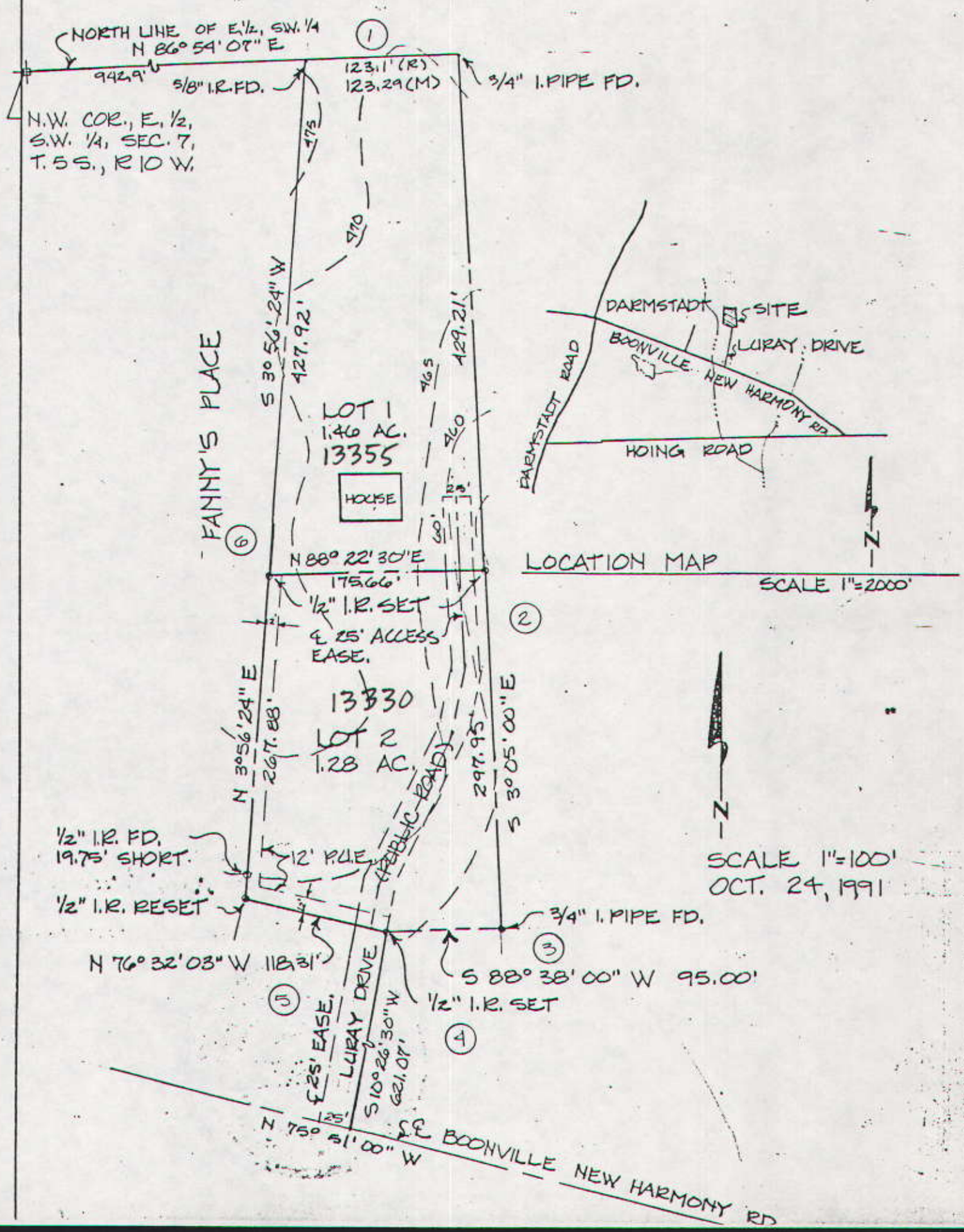
Sam Humphrey
AUDITOR

MS-121

RECEIVED FOR RECORD
at 4:31 P M.
NOV. 14 1991
Plat Drawer MS
Card 121
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

ROHNER PLACE



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

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 OCTOBER 24, 1991 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

David C. and Janeece F. Rohner, 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 Rohner Place

David C. Rohner
13355 Luray Lane
Evansville, IN 47711
812/867-2872

Janeece F. Rohner
13355 Luray Lane
Evansville, IN 47711
812/867-2872

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 23 DAY OF October 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 11-14, 1991.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE NOVEMBER 14, 1991

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the East Half of the Southwest Quarter of Section 7, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the North line of said Quarter Quarter Section, said point being distant 942.9 feet from the Northwest corner; thence continuing along said North line

1st: North 86° 54' 07" East 123.29 feet; thence

2nd: South 3° 05' 00" East 727.16 feet; thence

3rd: South 88° 38' 00" West 95.00 feet; thence

4th: North 76° 32' 03" West 118.31 feet; thence

5th: North 3° 56' 24" East 695.8 feet to the true point of beginning, containing 2.74 acres, more or less.

General Notes:

1. Owner/Developer: David Rohner; 13355 Luray Lane; Evansville, Indiana 47711; 812/867-2872.
2. Utilities: Southern Indiana Gas and Electric electric and gas service are available. Darmstadt sewer is available. Evansville water is available.
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 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: All of the property is located outside the 100 year flood zone according to FIRM Panel 75 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.
6. Soil Data:
   HoB_2 - Hosmer silt loam
   HoC_3 - Hosmer silt loam
   ZaC_2 - Zanesville silt loam
7. Adjacent Property Owners:
   1 James and Peggy Bauer; 13435 Darmstadt Road; Evansville, IN 47711
   2 Warren H. and Dennis, Ruth Reininga; 1050 W. Boonville-New Harmony Rd.; Evansville, Indiana 47711
   3 William M. and Valada F. Smith; 745 W. Boonville-New Harmony Road; Evansville, Indiana 47711
   4 Daniel W. and Elaine Effinger; 881 W. Boonville-New Harmony Road; Evansville, Indiana 47711
   5 William D. and Shirley Killion; R.R.#5; Evansville, IN 47711
   6 Charles E. and Faye Croyle; 6525 Old State Road; Evansville, IN 47710