92-04411

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 19 1992 857

Sam Humphrey
AUDITOR

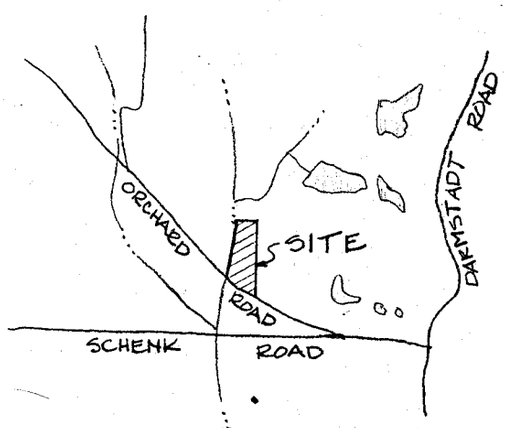
MS-124

RECEIVED FOR RECORD
at 2:31 P M.
FEB 19 1992
Plat Drawer MS
Card 124
BOB STEELE, RECORDER
VANDERBURGH COUNTY

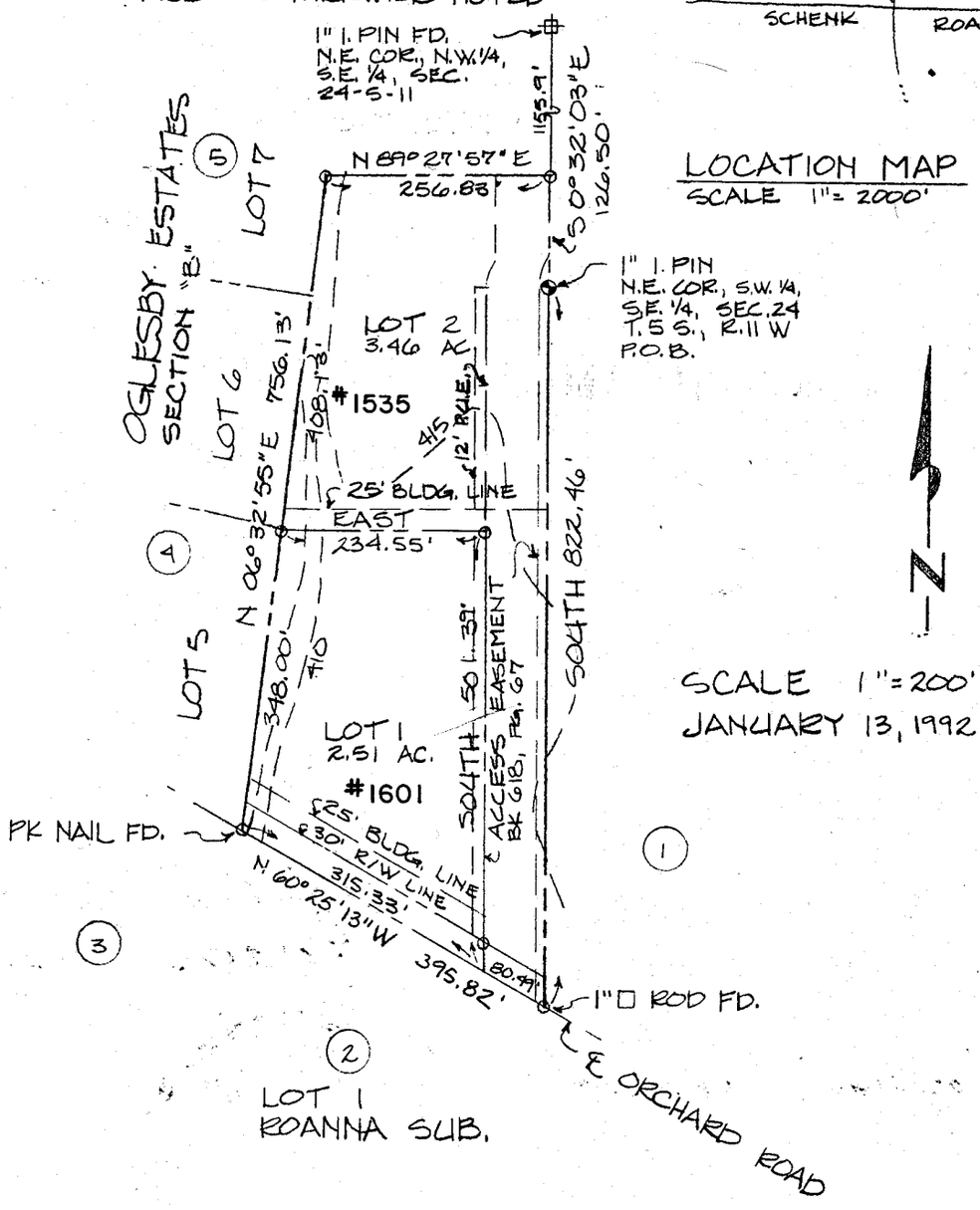
ORCHARD MEADOW

LEGEND

FD.	FOUND
℄	CENTER LINE
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITIES EASEMENT
○	½" REBAR SET FLUSH WITH GROUND WITH LS 0006 CAP, UNLESS OTHERWISE NOTED



LOCATION MAP
SCALE 1" = 2000'



SCALE 1" = 200'
JANUARY 13, 1992

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the West Half of the Southeast Quarter of Section 24, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 1" iron pin at the Northeast corner Southwest Quarter, Southeast Quarter of said Section 24; thence along the East line of said Quarter, Quarter Section

1st: South 822.46 feet to a 1" square rod found (3" down) in the centerline of Orchard Road; thence along said centerline

2nd: North 60° 25' 13" West 395.82 feet to a PK nail found at surface; thence

3rd: North 06° 32' 55" East 756.13 feet to a 1/2" rebar set (flush); thence

4th: North 89° 27' 57" East 256.83 feet to a 1/2" rebar set in the East line of the Northwest Quarter of the Southeast Quarter of said Section 24; thence along said East line

5th: South 0° 32' 03" East 126.50 feet to the point of beginning, containing 5.97 acres, more or less.

SUBJECT TO a 30 foot right of way for Orchard Road, Northerly of and adjacent to the 2nd course.

General Notes:

1. Owner/Developer: Frances Wolf; 1700 East Gum Street; Evansville, Indiana 47714; 812/473-0412
2. Utilities: Southern Indiana Gas and Electric Company electric and gas are available. Septic tank is required. 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 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 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 to be 419 MSL as determined by the Vanderburgh County Building Commissioner.
6. Soil Data:
   St - Stendal silt loam.
7. Adjacent Property Owners:
   (1) Ralph A. and Frances L. Reuter; 1501 Orchard Road; Evansville, Indiana 47720
   (2) Hobart A. and Peggy T. Head; 1600 Orchard Road; Evansville, Indiana 47720
   (3) Timothy P. and Deborah K. Sullivan; 1626 Orchard Road; Evansville Indiana 47720
   (4) Frances Wolf; 1700 E. Gum Street; Evansville, IN 47714.
   (5) Tom L. and Karen Schumann; 9921 Oglesby Drive; Evansville, Indiana 47720

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 1/17/92

Ralph A. Easley

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

OWNERS CERTIFICATE

Frances L. Wolf, 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 Orchard Meadow

Frances R Wolf

Frances L. Wolf
1700 E. Gum
Evansville, IN 47714

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 17 DAY OF January 1992.

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 2-19, 1992.

PRESIDENT Richard H. Turner

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE FEBRUARY 19, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL