92-04412

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 19 1992 858

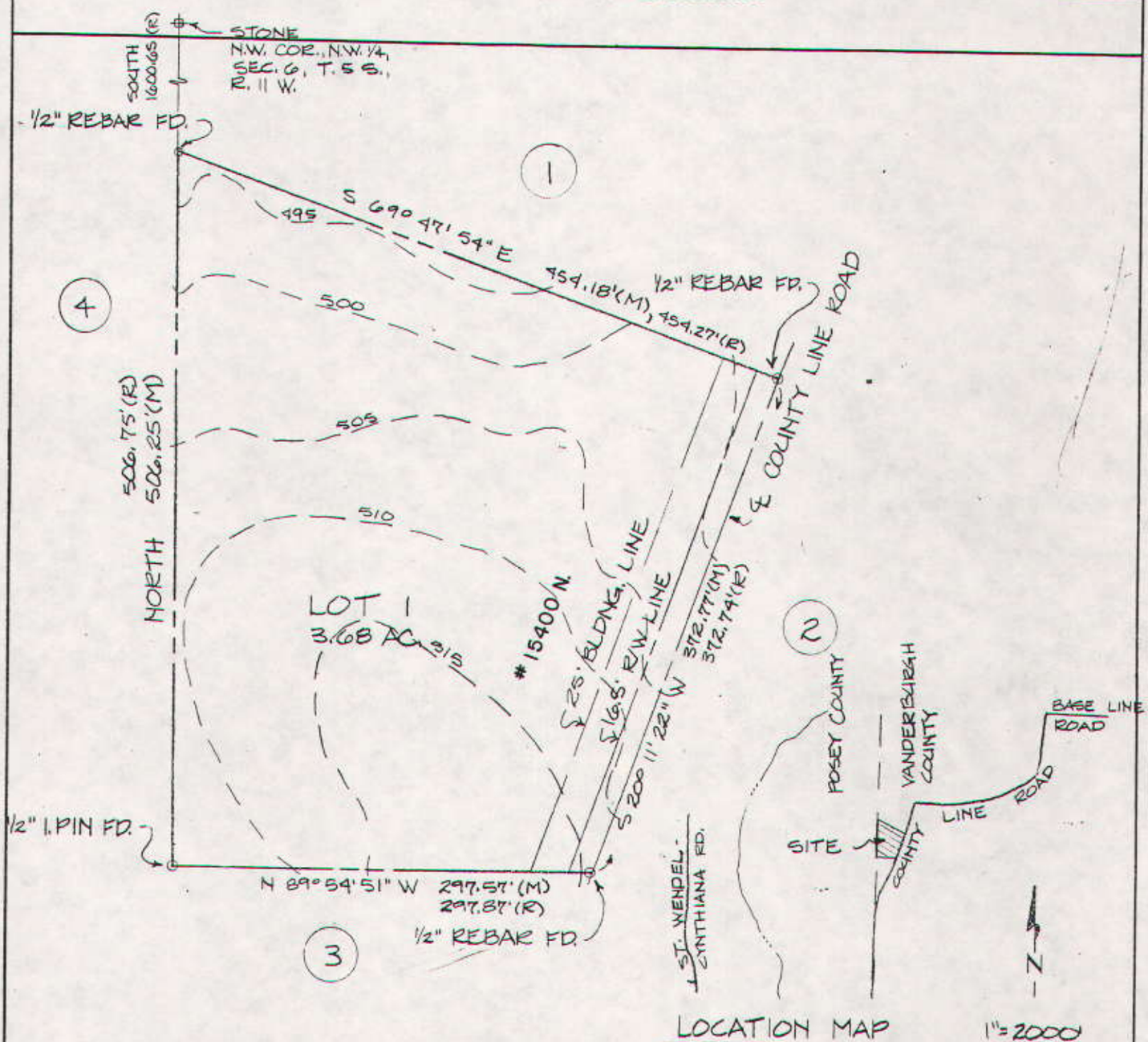
Tom Humphrey
AUDITOR

MS-125

RECEIVED FOR RECORD
at 2:32 P.M.
FEB 19 1992
Plat Drawer MS
Card 125
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE BELOW THIS LINE

SUNDOWN SUMMIT



LEGEND

(R)	RECORDED
(M)	MEASURED
FD.	FOUND
℄	CENTER LINE
R/W	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT

N

SCALE 1"= 100'
DECEMBER 23, 1991

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 1/15/92

Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Robert and Patricia McDaniel, 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 Sundown Summit

Robert E. McDaniel

Robert E. McDaniel
2917 Euclid Drive
Evansville, IN 47714
812/477-6970

Patricia McDaniel

Patricia McDaniel
2917 Euclid Drive
Evansville, IN 47714
812/477-6970

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 15th DAY OF January 199 2.

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 Alfred H. Bower, Jr.

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

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Northwest Quarter of Section 6, Township 5 South, Range 11 West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Quarter Section; thence South along the West line of said Quarter Section 1600.65 feet to a 1/2" rebar found at the true point of beginning; thence

1st: South 69° 47' 54" East 454.18 feet to a 1/2" rebar found (1" down) in the centerline of County Line Road; thence along said centerline

2nd: South 20° 11' 22" West 372.77 feet to a 1/2" rebar found (1" down); thence

3rd: North 89° 54' 51" West 297.57 feet to a 1/2" iron pin found (4" up); thence

4th: North 506.25 feet to the true point of beginning, containing 3.68 acres, more or less.

SUBJECT TO a 16.5 foot right-of-way for County Line Road, East of and adjacent to the 1st course.

General Notes:

1. Owner/Developer: Robert and Patricia McDaniel; 2917 Euclid Drive; Evansville, Indiana 47714; 812/477-6970
2. Utilities: Southern Indiana Gas and Electric Company electric is available. Water well and septic tank 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 property is not 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 two feet above flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data:
   AlD_3 - Alford Silt Loam
   AlB_2 - Alford Silt Loam
7. Adjacent Property Owners:
   ① Daniel M. & Kathryn Kerchief; R.R.#1, Box 214, County Line Road; Poseyville, IN 47633
   ② Frederick Spahn; 15401 N. County Line Rd.; Poseyville, IN 47633
   ③ Oscar & Vernita Koester; 4920 St. Wendell-Cynthiana Road; Wadesville, IN 47638
   ④ Raymond & Lucy Schmitt; R.R.#1, Box 211; Poseyville, IN 47633