92-08839
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 3 0 1992 1644

Tom Humphrey
AUDITOR

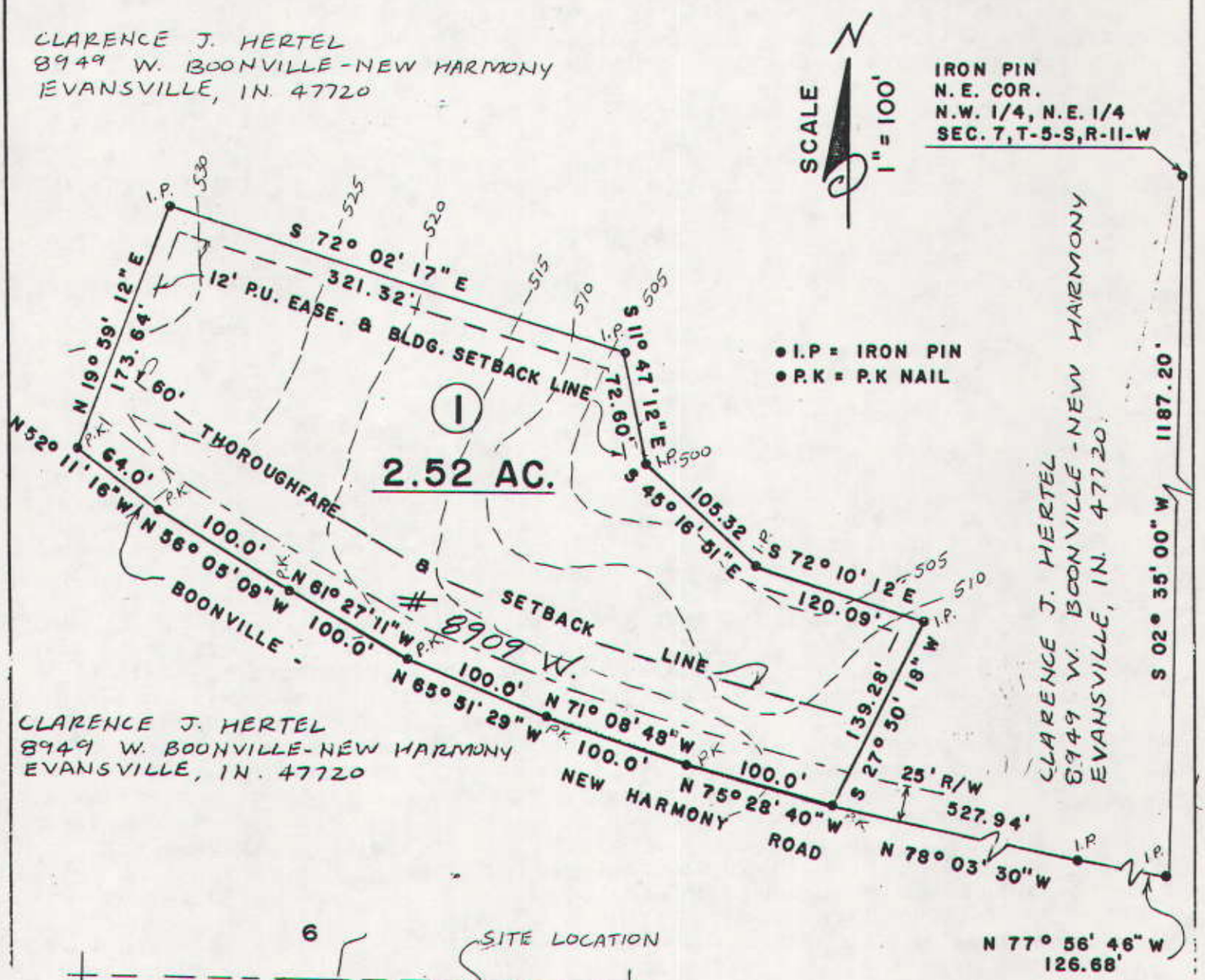
MS-130

RECEIVED FOR RECORD
at 11:02 A.M.
MAR 30 1992
Plat Drawer MS
Card 130
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

HERTEL SUBDIVISION

CLARENCE J. HERTEL
8949 W. BOONVILLE-NEW HARMONY
EVANSVILLE, IN. 47720



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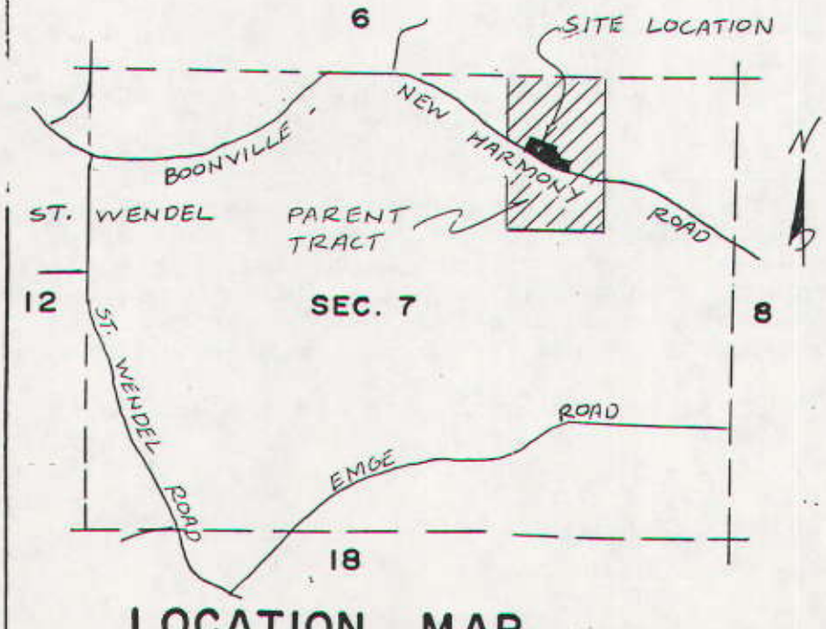
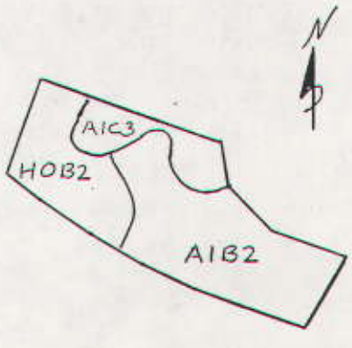


LOCATION MAP
SCALE 1" = 2000'



SOIL MAP
SCALE 1" = 300'

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 07, Township 05 South, Range 11 West, In Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of said quarter quarter section; thence South 02 degrees 35 minutes West along the east line of said quarter quarter section eleven hundred eighty-seven and twenty hundredths (1187.20) feet to an iron in "Boonville-New Harmony Road"; thence North 77 degrees 56 minutes 46 seconds West along said road one hundred twenty-six and sixty-eight hundredths (126.68) feet to an iron; thence North 78 degrees 03 minutes 30 seconds West along said road five hundred twenty-seven and ninety-four hundredths (527.94) feet to a p.k. nail marking the initial point of beginning of the following described real estate; thence North 75 degrees 28 minutes 40 seconds West along said road one hundred and no hundredths (100.00) feet to a pik. nail; thenee North 71 degrees 08 minutes 48 seconds West along said road one hundred and no hundredths (100.00) feet to a p.k. nail; thence North 65 degrees 51 minutes 29 seconds WEst along said road one hundred and no hundredths (100.00) feet to a p.k. nail; thence North 61 degrees 27 minutes 11 seconds West along said road one hundred and no hundredths (100.00) feet to a p.k. nail; thence North 56 degrees 05 minutes 09 seconds West along said road one hundred and no hundredths (100.00) feet toa p.k. nail; thence North 52 degrees 11 minutes 16 seconds West along said road sixty-four and no hundredths (64.00) feet to a p.k. nail; thence North 19 degrees 59 minutes 12 seconds East one hundred seventy-three and sixty-four hundredths (173.64) feet to an iron; thence South 72 degrees 02 minutes 17 seconds East three hundred twenty-one and thirty-two hundredths (321.32) feet to an iron; thence South 11 degrees 47 minutes 12 seconds East seventy-two and sixty hundredths (72.60) feet to an iron; thence South 45 degrees 16 minutes 51 seconds East one hundred five and thirty-two hundredths (105.32) feet to an iron; thence South 72 degrees 10 minutes 12 seconds East one hundred twenty and nine hundredths (120.09) feet to an iron; thence South 27 degrees 50 minutes 18 seconds West one hundred thirty-nine and twenty-eight hundredths (139.28) feet to the point of beginning.

Containing 2.52 acres more or less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner/Developer: Randy A. Hertel
4431 A.J. Drive
Wadesville, IN. 47638

2) Utilities: Southern Indiana Gas and Electric Service is available, German Township Water, Septic System.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i,e. rye top & 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 bails and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determind by Vanderburgh County Building Commissioners.

6) Soil Data: HoB2-Hosmer silt loam, 2 to 6 percent slopes, eroded.

AlC3-Alford silt loam, 6 to 12 percent slopes, eroded.
AlB2-Alford silt loam, 2 to 6 percent slopes, eroded.

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Fred J Kuester, 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 Feb. 7, 1992

Fred J Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Clarence J. & Rose Ann Hertel, 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 Hertel Subdivision.

Clarence J Hertel

Clarence J. Hertel
8949 W. Boonville-New Harmony Rd.
Evansville, IN. 47720

Rose Ann Hertel

Rose Ann Hertel
8949 W. Boonville-New Harmony I
Evansville, IN. 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
POSEY) ss:
COUNTY OF ~~VANDERBURGH~~)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR POSEY 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 18TH DAY OF FEBRUARY 1992.

MY COMMISSION EXPIRES: 4-12-92

Connie A. Goedde
NOTARY PUBLIC

CONNIE A. GOEDDE
PRINTED

RESIDENT OF POSEY 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 3-30, 1992.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE 3-30-92

EXECUTIVE DIRECTOR Barbara L. Cummings

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.