92-08840

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 3 0 1992

1645

Tom Humphrey
AUDITOR

MS-131

RECEIVED FOR RECORD
at 11:04 A.M.
MAR 30 1992
Plat Drawer MS
Card 131
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

DANDEE PLACE

1" = 100' N

Schroeders Brick & Stone, Inc.
10801 E. Copperline Road
47712

N 0° 38' 23" E
656.88'

Ralph & Barbara Myers
1120 N. Peerless Rd. 47712.

245.00' S 89° 55' 37" W

220.00'

520

500

LOT 1
3.317 AC. (Lot)
3.660 AC. (Total)

525

#1340

656.88'

530

222.00' N 89° 55' 37" E

220.00'

25'

℄ PEERLESS ROAD

589.65'

S 0° 38' 23" W

25'

SE Cor.
NE 1/4, NW 1/4
Sec. 20-6-11

East
23.00'
S 0° 38' 23" W
67.30'

Richard & Joana
Gossman
1213 Tree Top Ln.
47712

S.L.R., Inc.
1213 Tree Top Lane
47712

Larry & Carol
Barker
7304 Upper Mt.
Vernon Rd. 47712

Marvin & Patsy
Buente
7380 U. Mt. Vernon Rd.
47712

KORING RD.

UPPER MT. VERNON ROAD

N

PARENT TRACT
(37.42 Ac)

959

1306

1320

SITE

PEERLESS RD.

LOCATION MAP
No Scale

Site is outside the 100 year flood zone
Iron pins at all lot corners
City water, gas, and electric available at site
Sanitary sewer not available at site

Erosion Control: Slopes of 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 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.

A part of the Northeast Quarter of the Northwest Quarter of Section 20, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said quarter quarter section; thence South 89 degrees 55 minutes and 37 seconds West along the South line of said quarter quarter section for 245.0 feet; thence North 0 degrees 38 minutes 23 seconds East and parallel with the East line 656.88 feet; thence North 89 degrees 55 minutes 37 seconds East a distance of 222.0 feet, thence South 0 degrees 38 minutes 23 seconds West a distance of 67.3 feet, thence East as distance of 23.0 feet to a point on the East line of said quarter quarter section; thence South 00 degrees 38 minutes 23 seconds West along the said East line and the center of Peerless Road for 589.65 feet to the place of beginning, containing 3.66 acres more or less.

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, BILLY T. NICHOLSON, 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, THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH TITLE 864, *

DATE: March 1992

IN No. 7964 Evansville, IN

B. T. NICHOLSON No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, DANIEL E. & DELEAH R. KOCH, 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 DANDEE PLACE

Daniel E. Koch
DANIEL E. KOCH

Deleah R. Koch
DELEAH R. KOCH

7320 Wright Dr.
Evansville, IN 47720

*Article 1.1, Chapter 8, Section 1 Through 34 Of The Indiana Administrative Code And Accordingly Under My Supervision. This Is A Class B Survey With A Theoretical Uncertainty Of 0.25 Feet As Determined By Sub-Section 7d, Section 7 Of Subject Code.

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 27th DAY OF February 1992.

MY COMMISSION EXPIRES: March 13, 1992

Barbara A. Runyon
NOTARY PUBLIC

Barbara A. Runyon
PRINTED

RESIDENT OF Vanderburgh 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.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara A. Runyon

PLAT RELEASE 3-30-92

EXECUTIVE DIRECTOR Barbara A. Runyon

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL