92-09048

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 3 1 1992

1692

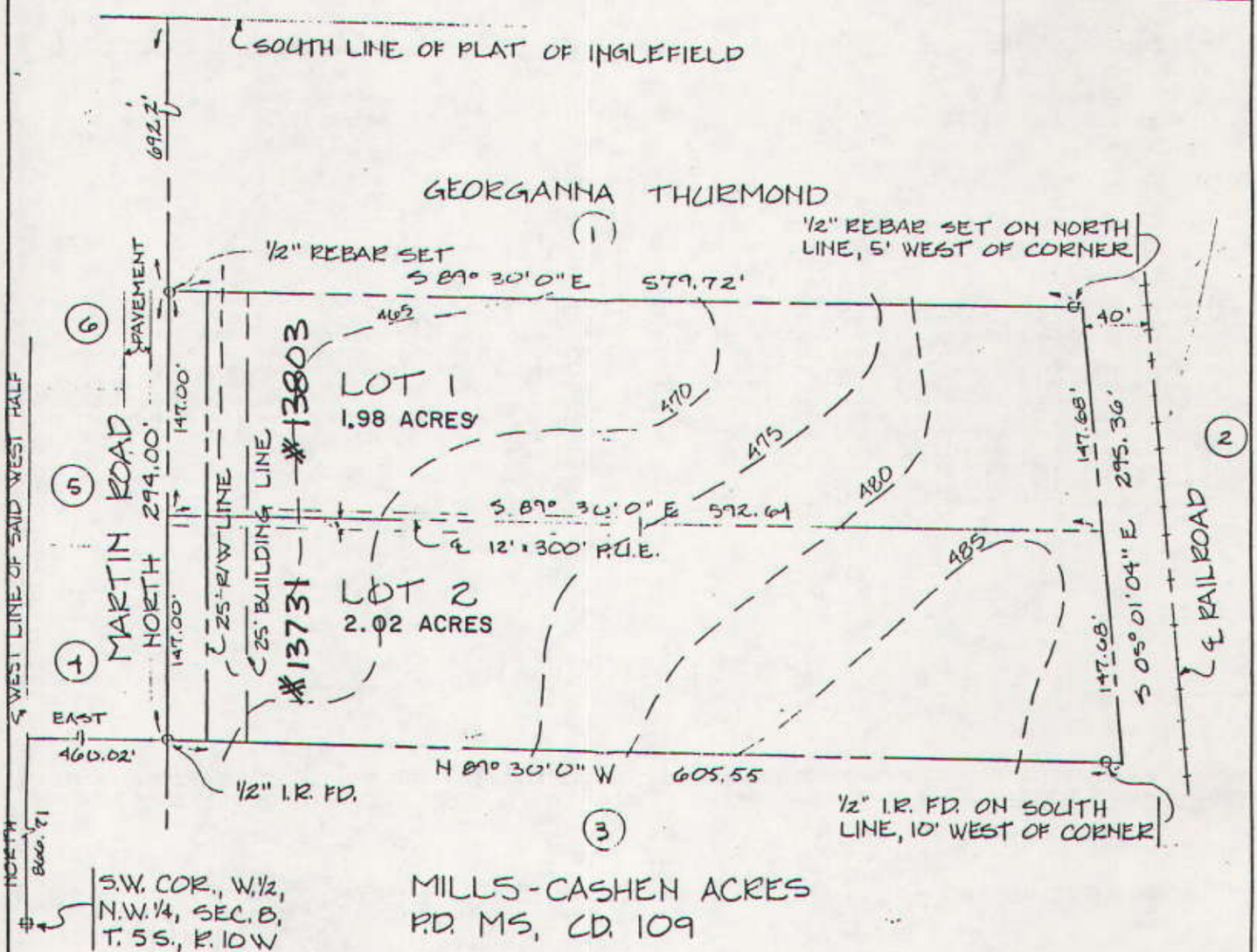
Tom Humphrey
AUDITOR

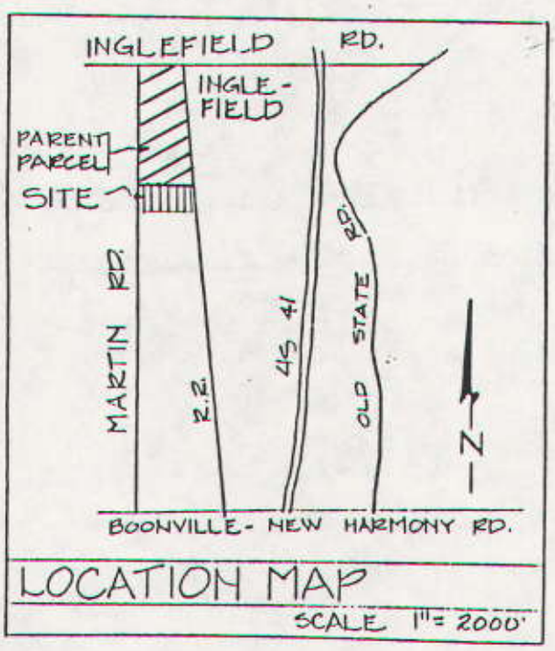
MS-133

ACCEPTED FOR RECORD
at 1:16 P.M.
MAR 31 1992
Plat Drawer MS
Card 133
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

T. K. NEW BEGINNING ESTATES





LOCATION MAP
SCALE 1" = 2000'

N

SCALE 1" = 100'
FEB. 26, 1992

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 MARCH 7, 1992 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Jeffrey D. and Sonia L. Townsend, 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 T.K. New Beginning Estates Subdivision

Jeffrey D. Townsend
1924 N. Ruston Ave.
Evansville, IN 47711
812/476-6128

Sonia L. Townsend
1924 N. Ruston Ave.
Evansville, IN 47711
812/476-6128

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 7th DAY OF March 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 3-31, 1992

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE 3-31-92

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 West Half of the Northwest Quarter of Section 8, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the West line of said Half, Quarter Section, said point being distant North 866.71 feet from the Southwest corner; thence East 460.02 feet to a 1/2" iron rod found at the true point of beginning, said point also being the Northwest corner of Mills-Cashen Acres Subdivision, as per plat recorded in Plat Drawer MS, Card 109 in the office of the Recorder of Vanderburgh County, Indiana; thence

1st: North 294.00 feet to a 1/2" rebar set (flush); thence

2nd: South 89° 30' 00" East 579.72 feet to a point on the West right-of-way line of the CE&I Railroad (80 feet wide); thence along said right-of-way line

3rd: South 5° 01' 04" East 295.36 feet to a point, said point being the Northeast corner of said Mills-Cashen Acres Subdivision; thence along the North line of said Subdivision

4th: North 89° 30' 00" West 605.55 feet to the true point of beginning, containing 4.00 acres, more or less.

SUBJECT TO a 25 foot right-of-way for Martin Road East of and adjacent to the 1st course.

General Notes:

1. Owner/Developer: Sonia and Jeff Townsend; 1924 N. Ruston Ave.; Evansville, Indiana 47711; 812/476-6128.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. Darmstadt sewer service is available. Evansville water service 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: All of the property is located outside the 100-year flood zone according to FIRM Panel 15 of 100 dated August 5, 1991 for Vanderburgh County, Indiana.
6. Soil Data:
   HoB2 - Hosmer silt loam.
   ZaD3 - Zanesville silt loam.
   HoC3 - Hosmer silt loam.
7. Adjacent Property Owners:
   ① Georganna Thurmond; P.O. Box 3; Inglefield, IN 47618.
   ② CSX/C&EI Mainline; 500 Water Street; Jacksonville, FL 32202.
   ③ James and Jayne Mills; 13719 Martin Road; Evansville, IN 47711.
   ④ Joseph and Debora Roper; 4814 N. Kentucky Avenue; Evansville, IN 47711.
   ⑤ James O. Garman & Georgia A. Thurmond; R.R. #7; Marion, KY 42064.
   ⑥ Rick and Tamara Bethe; 1919 N. Meadow Road; Evansville, IN 47715.