DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 1 2 1992

2603

Sam Humphrey
AUDITOR

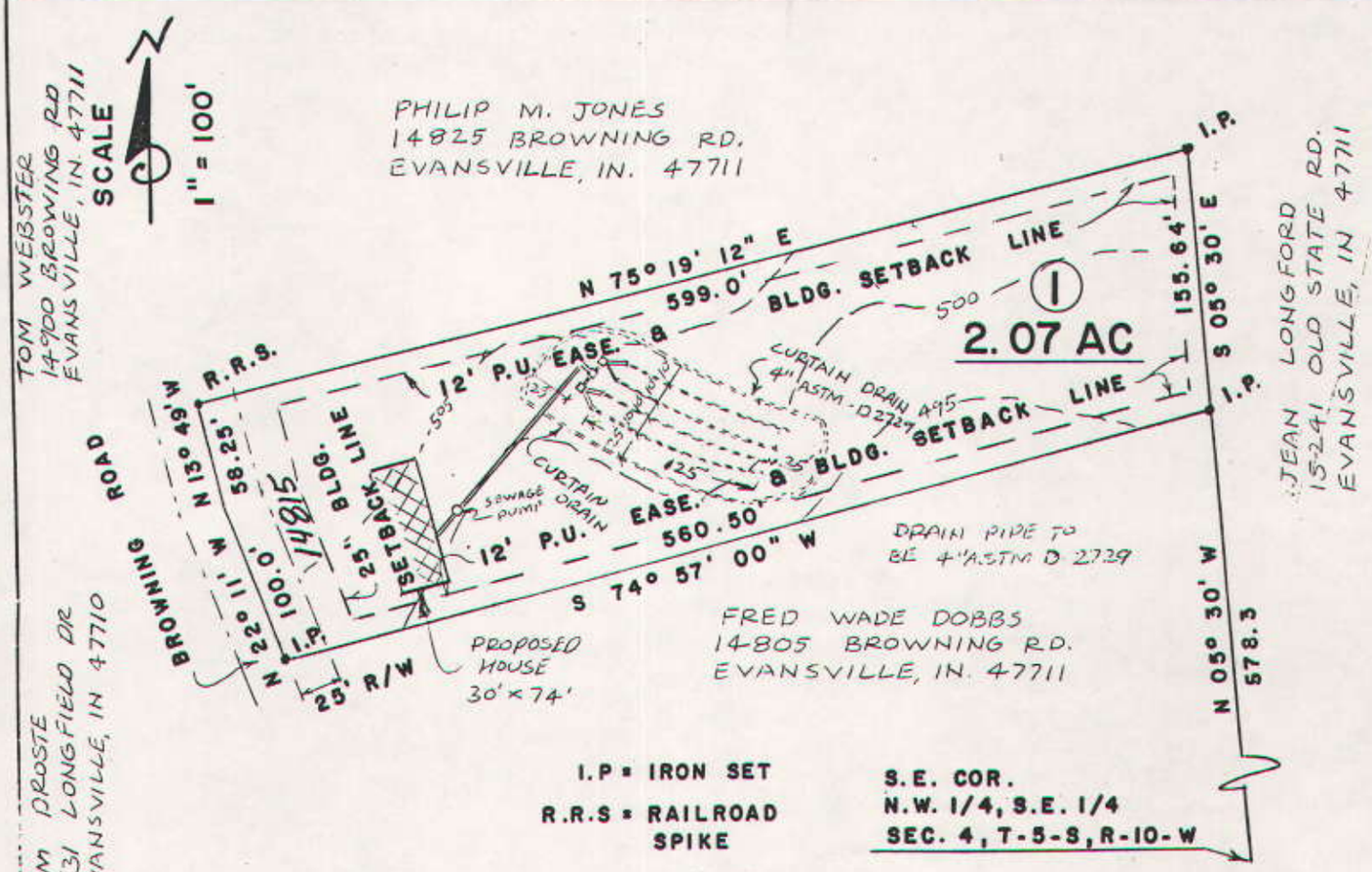
92-13939

# MS-136

RECEIVED FOR RECORD
AT 3:19 P.M.
MAY 12 1992
Plat Drawer MS
Card 136
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

# DALE'S SUBDIVISION



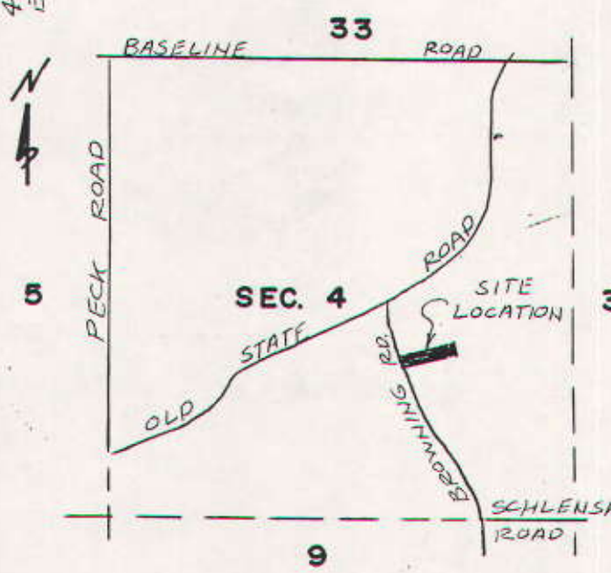

I.P = IRON SET

R.R.S = RAILROAD SPIKE

S.E. COR.
N.W. 1/4, S.E. 1/4
SEC. 4, T-5-S, R-10-W

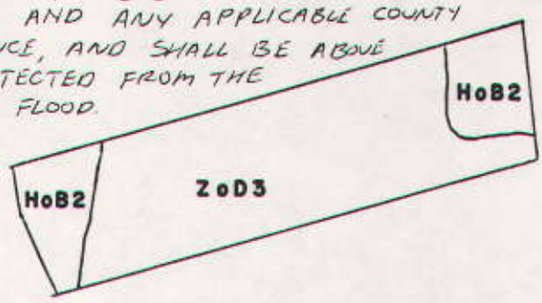
NOTE:

ALL PORTIONS OF THE PRIVATE SEWAGE DISPOSAL SYSTEM SHALL BE INSTALLED TO MEET I.A.C. 6-9 AND AMENDMENTS THERETO, AND ANY APPLICABLE COUNTY ORDINANCE, AND SHALL BE ABOVE AND PROTECTED FROM THE 100 YEAR FLOOD.




## LOCATION MAP

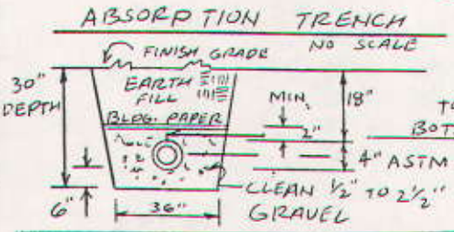
SCALE 1" = 2000'

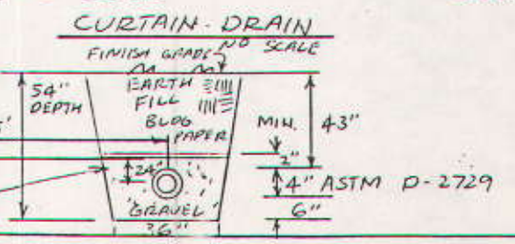



NOTE
ABSORPTION LINE SHOULD FOLLOW APPROXIMATELY THE LAND SURFACE CONTOUR

## SOIL MAP

SCALE 1" = 200'



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 Apr. 22, 1992

Fred J Kuester

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

## OWNERS CERTIFICATE

Mary Lou Sauer, 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 DALE'S SUBDIVISION.

Mary Lou Sauer

## 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 she THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 24 DAY OF April 1992.

Joann L. Phillips
NOTARY PUBLIC

MY COMMISSION EXPIRES:
August 28, 1992

Joann L. Phillips
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC STATE OF 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 MAY 12, 1992.

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN ORIGINAL

PLAT RELEASE MAY 12, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningham

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.

## LEGAL DESCRIPTION

Part of the Northwest quarter of the Southeast quarter of Section four (4), Township five (5) South, Range ten (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron North 05 degrees 30 minutes West five hundred seventy-eight and three tenths (578.3) feet from the Southeast corner of said quarter quarter section; thence South 74 degrees 57 minutes West five hundred sixty and five tenths (560.5) feet to an iron in the center line of Browning Road; thence North 22 degrees 11 minutes West along said center line one hundred (100.0) feet to a point; thence North 13 degrees 49 minutes West along said center line fifty-eight and twenty-five hundredths (58.25) feet to a rail road spike; thence North 75 degrees 19 minutes 12 seconds East five hundred ninety-nine(599)feet to an iron; thence South 05 degrees 30 minutes East one hundred fifty-five and sixty-four hundredths (155.64) feet to an iron at the point of beginning.

Containing 2.07 acres more or less.
Subject to all legal right-of-ways and/or easements.

**GENERAL NOTES:**

1) Owner/Developer: Mary Lou Sauer
4905 Stringtown Road
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, Evansville City 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 fianl grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM 25 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.

ZaD3-Zanesville silt loam, 12 to 18 percent slopes, severly eroded.