92-14090

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 13 1992 2633

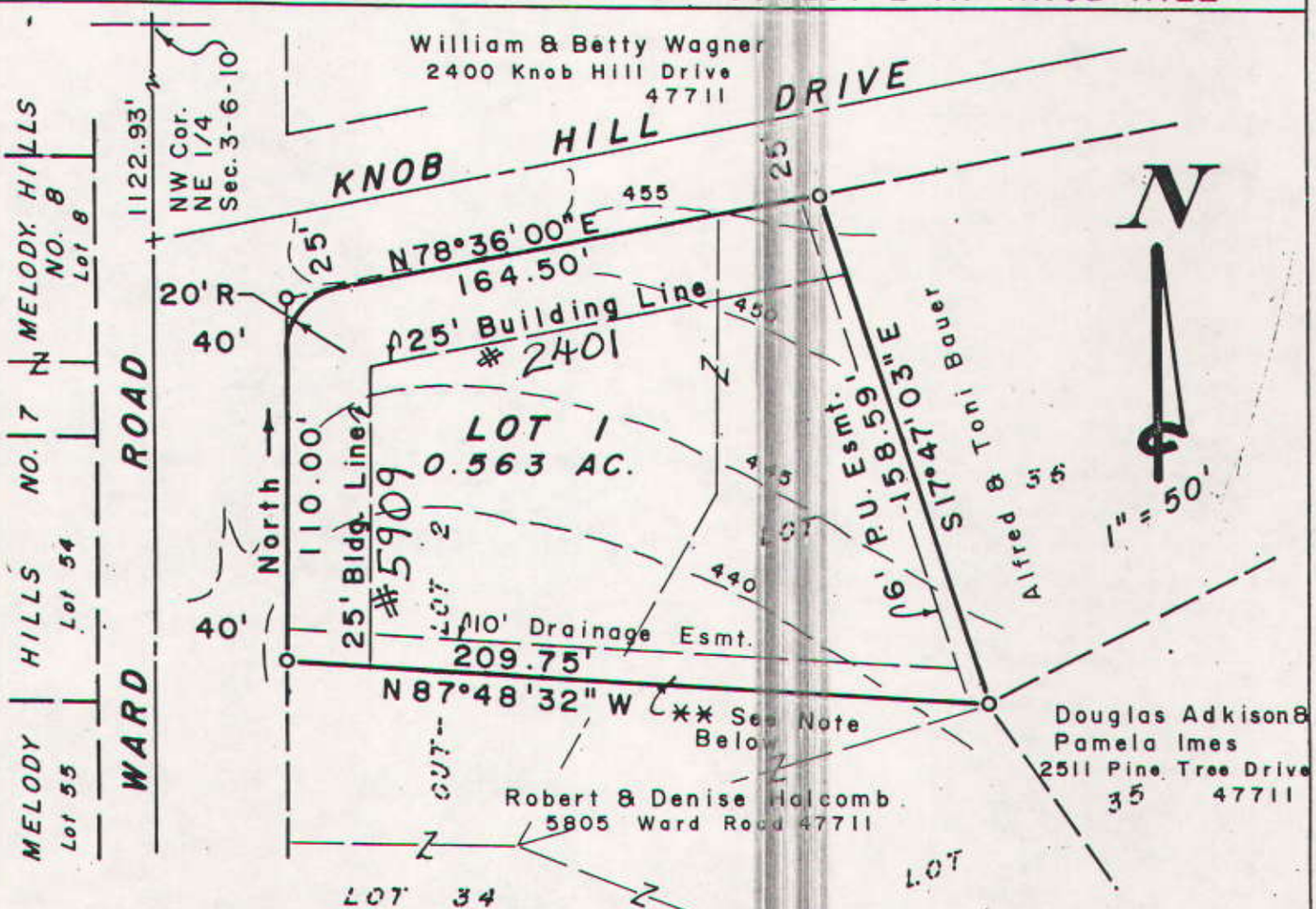
Tom Humphrey
AUDITOR

# MS-137

RECEIVED FOR RECORD
at 4:19 P M.
MAY 13 1992
Plat Drawer MS
Card 137
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

## A REPLAT OF
## PART OF LOT 36 & PART OF OUTLOT 2 IN KNOB HILL



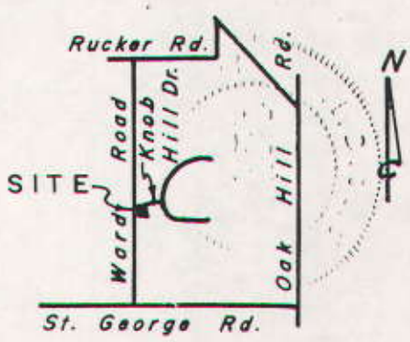

Lot 54 George & Mary Anne Orth
5908 Ward Road 47711
Lot 55 Scott & Stacey Doerner
5902 Ward Road 47711
Lot 8 Juan & Francisca Navarro
6000 Ward Road 47711

Site is outside the 100 year flood zone.
All corners marked with iron pin.
All utilities available

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.

** Straw bales shall be placed along the South. Property Line at time of construction.

Drainage from the front of the house including down spouts and gutters shall be directed to the ditch along Ward Road.




LOCATION MAP
No Scale

That part of Lot 36 and Outlot No. 2 in Knob Hill, an addition lying North of the City of Evansville, as per plat thereof, recorded in Plat Book "I" page 217 in the office of the Recorder of Vanderburgh county, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Outlot No. 2; thence North 78 degrees and 36 minutes East along the North line of said Outlot No. 2 and Lot 36 for 164.50 feet to a point which lies North 78 degrees and 36 minutes East a distance of 31.75 feet from the Northwest corner of said Lot 36; thence South 17 degrees, 47 minutes and 03 seconds East across said Lot 36 for 158.59 feet to a point on the Southerly line of said Lot 36; thence North 87 degrees, 48 minutes and 32 seconds West across said Lot 36 and Outlot No. 2 for 209.75 feet to a point on the West line of Outlot No. 2 and the East line of Ward Road; thence North along the East line of Ward Road and the West line of Outlot 2 for 110.0 feet to the place of beginning.

The above described real estate is subject to all easements of record.

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 May 12, 92

IN No. 7964 Evansville, IN

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

## OWNERS CERTIFICATE

WE, ALFRED H. & TONI G. BAUER 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 A REPLAT OF PART OF LOT 36 AND PART OF OUTLOT 2 IN KNOB HILL

Alfred H. Bauer

Alfred H. Bauer

2625 Knob Hill Drive, 47711

Toni G. Bauer

Toni G. Bauer

* 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 13th DAY OF May 1992

MY COMMISSION EXPIRES 4-28-95

NOTARY PUBLIC

Dana L. Howard-Tracy

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 13, 1992.

PRESIDENT Roger R. Heyrin V.P.

EXECUTIVE DIRECTOR Barbara S. Cunningham

PLAT RELEASE MAY 13, 1992

EXECUTIVE DIRECTOR Barbara S. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL