92-20089

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 14 1992 3892

Tom Humphrey
AUDITOR

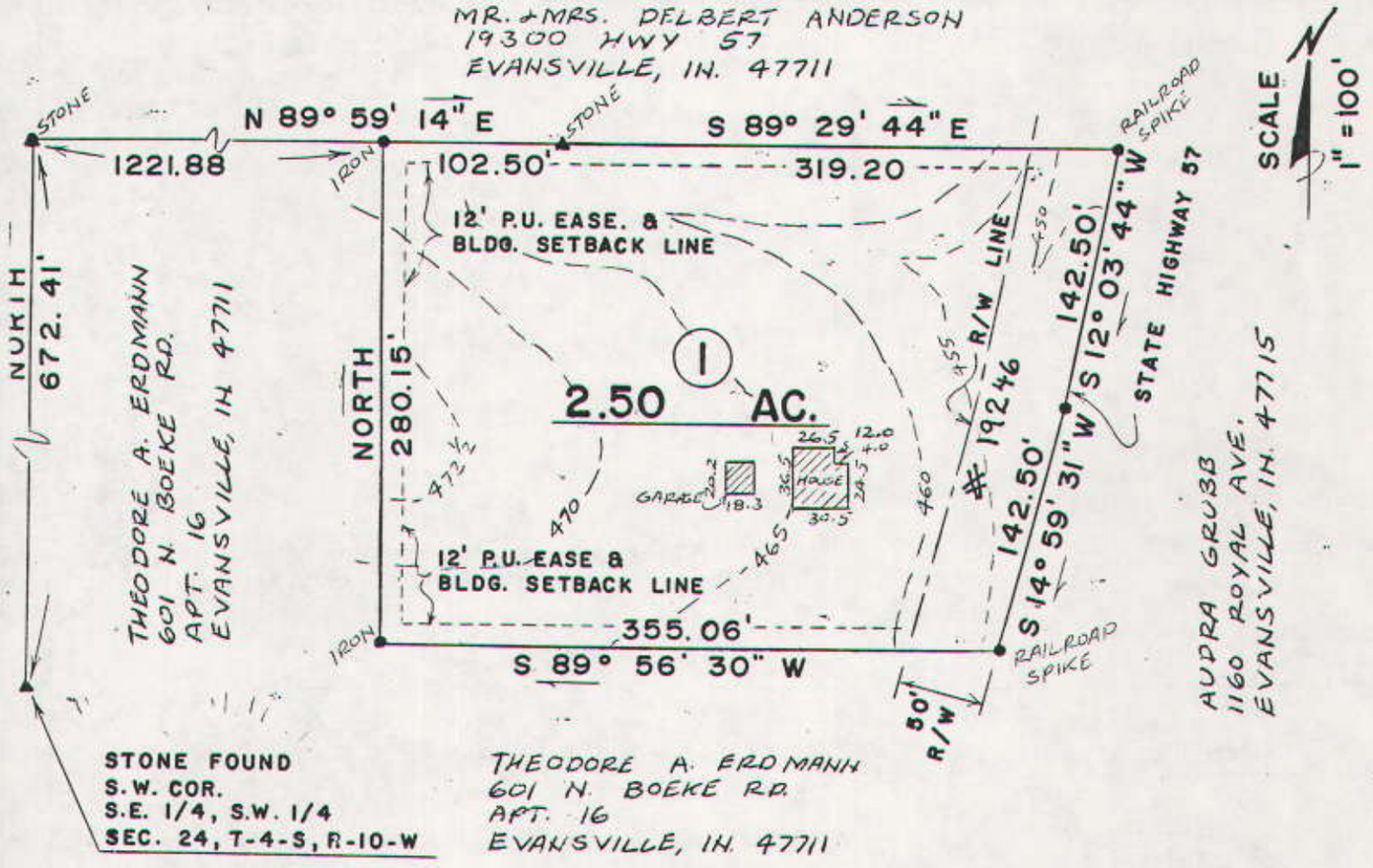
MS-141

RECEIVED FOR RECORD
at 3:59 P M.
July 14 1992
Plat Drawer MS
Card 141
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

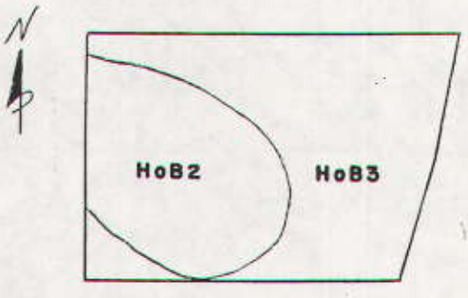
ERDMANN SUBDIVISION

MR. & MRS. DELBERT ANDERSON
19300 HWY 57
EVANSVILLE, IN. 47711

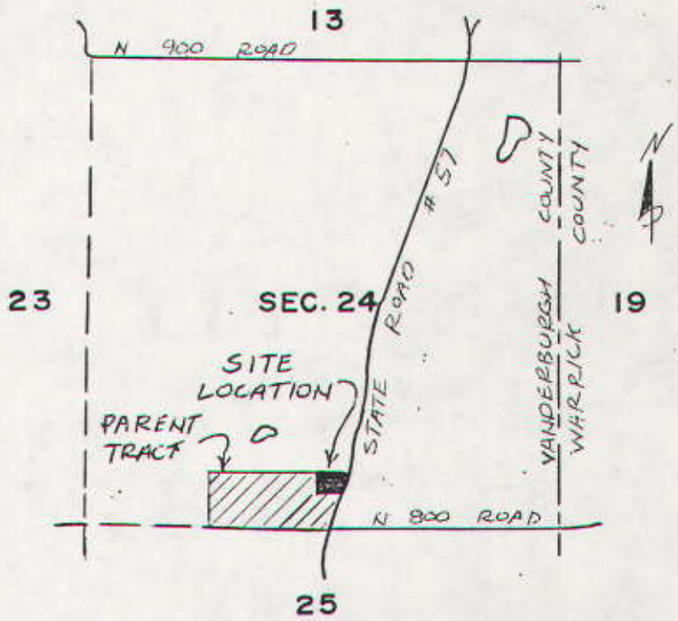


STONE FOUND
S.W. COR.
S.E. 1/4, S.W. 1/4
SEC. 24, T-4-S, R-10-W

THEODORE A. ERDMANN
601 N. BOEKE RD.
APT. 16
EVANSVILLE, IN. 47711



SOIL MAP
SCALE 1" = 200'



LOCATION MAP
SCALE 1" = 2000'

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 June 4, 1992

Fred J Kuester

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

OWNERS CERTIFICATE

THEODORE A. ERDMANN, 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 ERDMANN SUBDIVISION

Theodore A Erdmann

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

WITNESS MY HAND AND SEAL THIS 5th DAY OF June 1992.

MY COMMISSION EXPIRES: 4-1-94

Hugh B Miller
NOTARY PUBLIC

Hugh B. Miller
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC HUGH B. MILLER VANDERBURGH COUNTY INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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 7-14-, 1992.

PRESIDENT Richard H. Bennett, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningh

PLAT RELEASE 7-14-92

EXECUTIVE DIRECTOR Barbara L. Cunningh

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 Southeast Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 24, Township 04 South, Range 10 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a stone marking the southwest corner of the southeast quarter of the southwest quarter of said section 24;thence North along the west line of said quarter quarter section six hundred seventy-two and forty-one hundredths (672.41) feet to a stone; thence North 89 degrees 59 minutes 14 seconds East twelve hundred twenty-one and eighty-eight hundredths (1221.88) feet to an iron at the initial point of beginning of the following described real estate; thence North 89 degrees 59 minutes 14 seconds East one hundred two and fifty hundredths (102.50) feet to a stone; thence South 89 degrees 29 minutes 44 seconds East three hundred nineteen and twenty hundredths (319.20) feet to a rail road spike in the centerline of State Road #57; thence South 12 degrees 03 minutes 44 seconds West along said centerline one hundred forty-two and fifty hundredths (142.50) feet; thence South 14 degrees 59 minutes 31 seconds West along said centerline one hundred forty-two and fifty hundredths (142.50) feet to a rail road spike thence South 89 degrees 56 minutes 30 seconds West three hundred fifty-five and six hundredths (355.06) feet to an iron; thence North two hundred eighty and fifeteen hundredths (280.15) feet to an iron at the point of beginning.

Containing 2.50 acres more of less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner/Developer: Theodore A. Erdmann
601 N. Boeke Ave.
Apt. #16
Evansville, IN. 47711

*2) Utilities: Southern Indiana Gas and Electric Service is available, Private Cistern, Septic Tank that must be in compliance with HSE 25 and approved by the Health Dept.

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 25 of 100 dated march 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation as determind by Vanderburgh County Building Commissioners.

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

HoB3-Hosmer silt loam 2 to 6 percent slopes, severely eroded.

* Due to the fact that the dwelling located on lot #1 has been and is currently vacant, the Health Department was unable to conduct the typical septic system inspection (dye test) required prior to endorsement of Erdmann Subdivision. All prospective buyers should be informed of this aberrant scenario.