92-23355

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 2 1 1992 4636

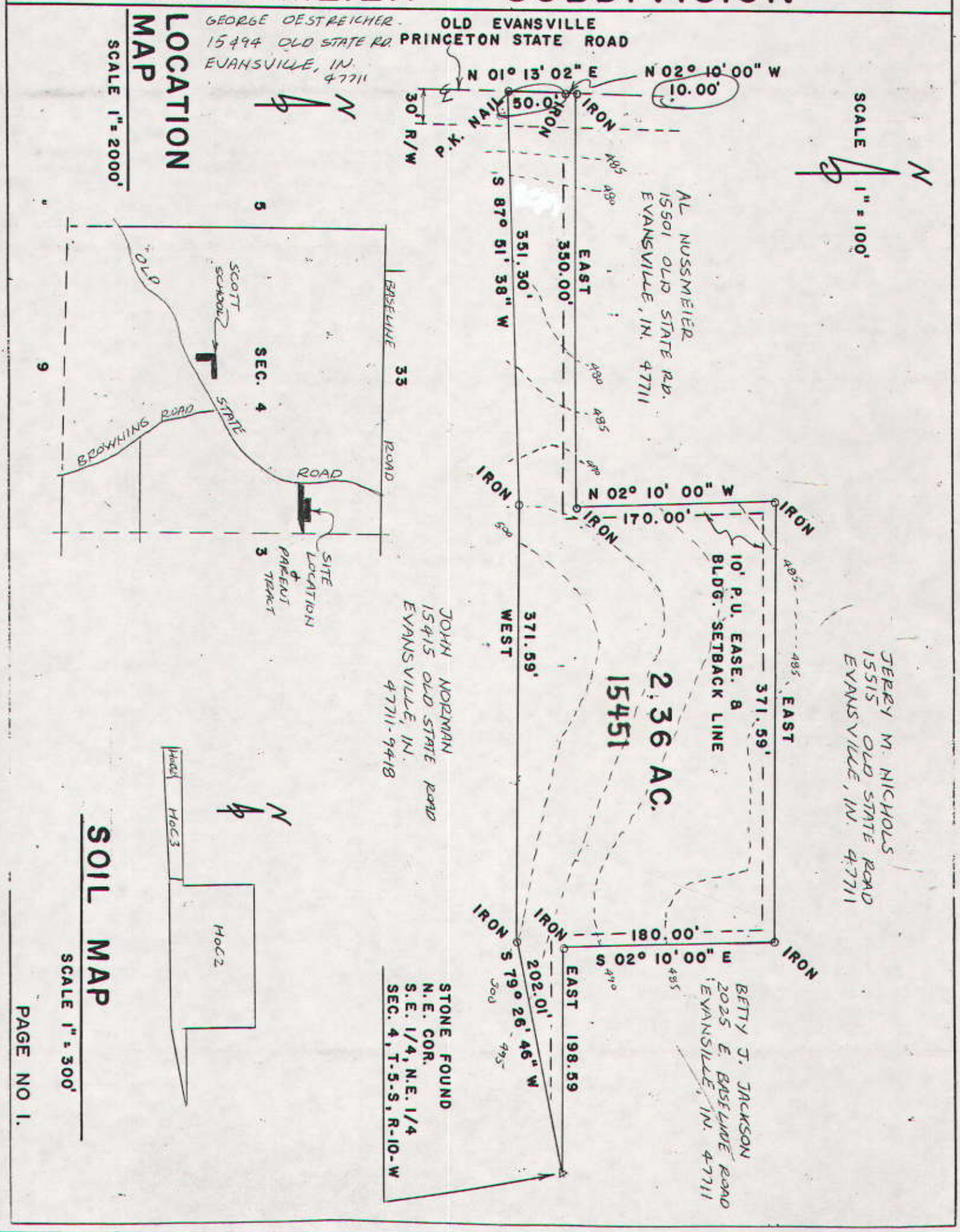
Sam Humphrey
AUDITOR

MS-148

RECEIVED FOR RECORD
at 2:46 P.M.
Aug. 21 1992
Plat Drawer MS
Card 148
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

NUSSMEIER SUBDIVISION



PAGE NO 1.

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 Aug. 6, 1992 Fred J. Kuester

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

OWNERS CERTIFICATE

ALBERT & BARBARA NUSSMEIER, 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 NUSSMEIER.

Albert W. Nussmeier Barbara J. Nussmeier

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 AUGUST 1992.

MY COMMISSION EXPIRES: 7-16-95

Karen Lynn Yokel
NOTARY PUBLIC

KAREN LYNN YOKEL
PRINTED

RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 August 21, 1992.

Richard H. Bauer, Jr.
PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE August 21, 1992

Barbara L. Cunningham
EXECUTIVE DIRECTOR

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 Northeast quarter of the Northeast quarter and part of the Southeast quarter of the Northeast quarter all in Section (4), Township (5) South, Range (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a stone marking the Northeast corner of the Southeast quarter of the Northeast quarter of said section (4); thence South 79 degrees 26 minutes 46 seconds West two hundred two and one hundredths (202.01) feet to an iron; thence West three hundred seventy one and fifty-nine hundredths (371.59) feet to an iron; thence South 87 degrees 51 minutes 38 seconds West three hundred fifty-one and thirty hundredths (351.30) feet to a P.K. Nail in the center line of the old Evansville and Princeton State Road; thence North 01 degree 13 minutes 02 seconds East fifty and no hundredths (50.00) feet to an iron; thence North 02 degrees 10 minutes 00 seconds West ten and no hundredths (10.00) feet to an iron; thence East three hundred fifty and no hundredths (350.00) to an iron; thence North 02 degrees 10 minutes 00 seconds West one hundred seventy and no hundredths (170.00) feet to an iron; thence East three hundred seventy-one and fifty-nine hundredths (371.59) feet to an iron; thence South 02 degrees 10 minutes 00 seconds East one hundred eighty and no hundredths (180.00) feet to an iron on the South line of the Northeast quarter of the Northeast quarter of said section (4); thence East one hundred ninety-eight and fifty-nine hundredths (198.59) feet to a stone at the point of beginning.

Containing 2.36 acres more or less.
Subject to all legal right of ways and or easements.

GENERAL NOTES:

1) Owner/Developer: Al Nussmeier
15501 Old State Road
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric Service is available, Evansville city water, septic system must be in compliance with 410 IAC 6-8.1 and Vand Co Ord 51.05.

3) Zoning: Subject property is zoned Agriculture:

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i,e. rye & 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 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 to be 2 feet above the 100 year flood elevation as determind by Vanderburgh County Building Commissioners.

6) Soil Data: HoC2-Hosmer Silt Loam 6 to 12 percent slopes, eroded.

HoC3-Hosmer Silt Loam 6 to 12 percent Slopes, severely eroded.

HoB2-Hosmer Silt Loam 2 to 6 percent slopes, eroded.