92-23690

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 2 6 1992

Tom Humphrey 4713
AUDITOR

MS-149

RECEIVED FOR RECORD
at 2:00 P M.
Aug. 26 1992
Plat Drawer MS
Card 149
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

GEORGE ESTATE SUBDIVISION

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 24, Township 05 South, Range 10 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the southwest corner of said quarter quarter section; thence North along the west line of said quarter quarter section four hundred fifty-four and sixty-five hundredths (454.65) feet to a P.K. nail marking the initial point of beginning of the following described real estate; thence North along said west line one hundred thirty-five and no hundredths (135.00) feet to a P.K. nail; thence East and perpendicular to said west line two hundred fifty and no hundredths (250.00) feet to an iron; thence North and parallel to said west line three hundred forty-four and thirty-five hundredths (344.35) feet to an iron; thence South 89 degrees 59 minutes East six hundred six and eighteen hundredths (606.18) feet to an iron; thence South 00 degrees 04 minutes East four hundred seventy-nine and forty hundredths (409.40) feet to an iron: thence North 89 degrees 59 minutes West eight hundred fifty-six and eighty hundredths (856.80) feet to a P.K. nail at the point of beginning.

Containing 7.45 acres more of less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner/Developer: Judy George and Mildred Daugherty
10901 N. Green River Road
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric Service is available, Evansville city water, septic tanks.

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: A portion of the property lies in Zone B (500 year flood boundary) according to FIRM panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above 100 year flood elevation as determined by Vanderburgh County Building Commissioner.

6) Soil Data: He-Henshaw silt loam
HoA-Hosmer silt loam 0 to 2 percent slopes
Bd- Bartle silt loam

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 12-17-91

Fred J Kuester

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

OWNERS CERTIFICATE

JUDY GEORGE & MILDRED DAUGHERTY, 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 GEORGE ESTATE SUBDIVISION

Judy George

Judy George
802 Carriage House Cir. Apt D
Evansville, IN 47715

Mildred Daugherty

Mildred Daugherty
10901 N. Green River Rd
Evansville, IN 47711

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 21 DAY OF August 1992.

MY COMMISSION EXPIRES: 12-25-94

Cheryl Schapker
NOTARY PUBLIC

Cheryl Schapker
PRINTED

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC * STATE OF INDIANA * CHERYL SCHAPKER

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 26, 1992.

PRESIDENT Alfred H. Bauer, Jr.

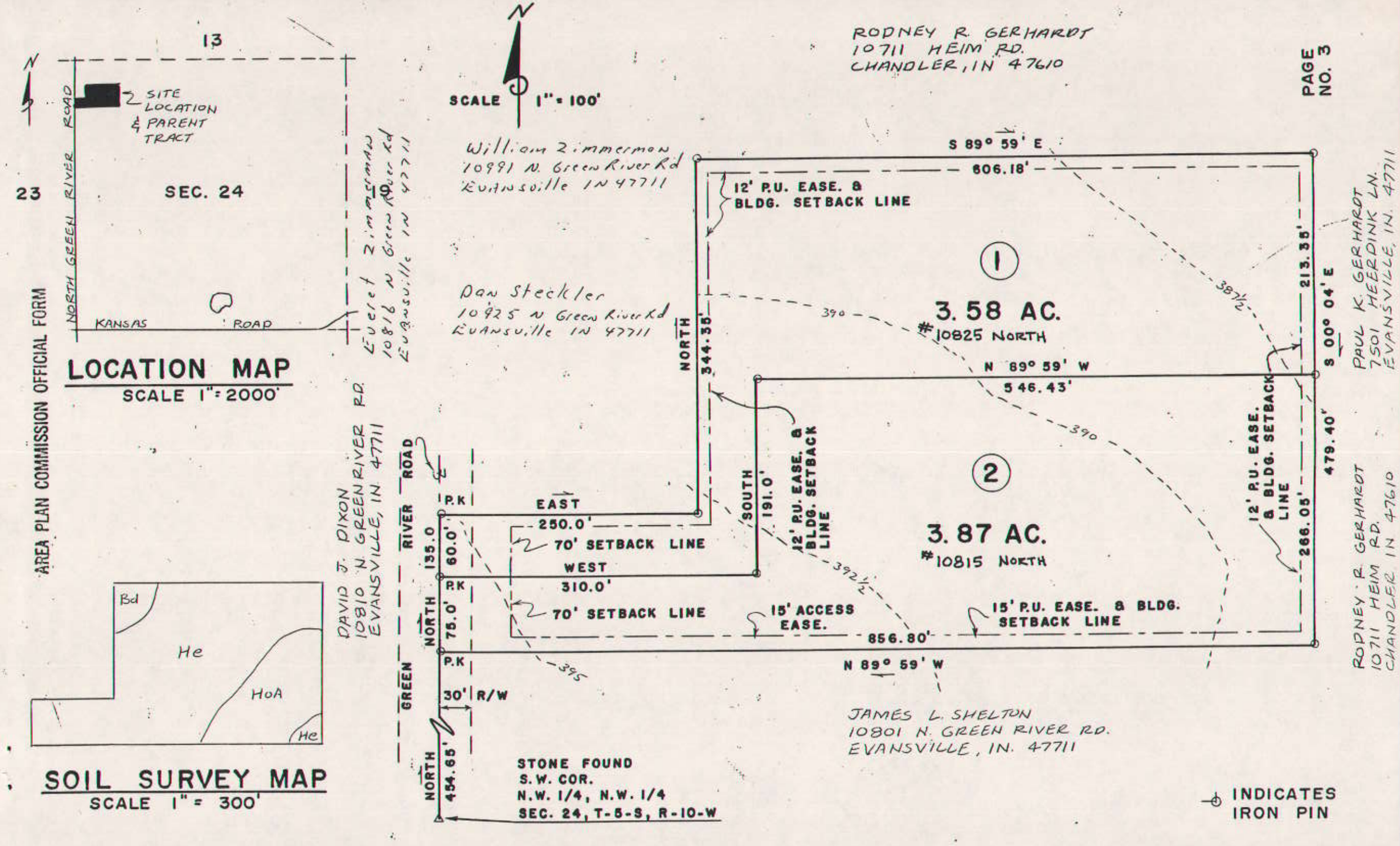
EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE AUGUST 26, 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.



13
23
19
SITE LOCATION & PARENT TRACT
SEC. 24
NORTH GREEN RIVER ROAD
KANSAS ROAD
Everet Zimmerman 10816 N Green River Rd Evansville IN 47711
LOCATION MAP
SCALE 1" = 2000'
AREA PLAN COMMISSION OFFICIAL FORM
Bd
He
HoA
He
SOIL SURVEY MAP
SCALE 1" = 300'
N
SCALE 1" = 100'
RODNEY R. GERHARDT 10711 HEIM RD. CHANDLER, IN 47610
William Zimmerman 10991 N. Green River Rd Evansville IN 47711
Dan Steckler 10925 N Green River Rd Evansville IN 47711
DAVID J. DIXON 10810 N. GREEN RIVER RD. EVANSVILLE, IN 47711
S 89° 59' E
606.18'
12' P.U. EASE. & BLDG. SETBACK LINE
1
3.58 AC.
#10825 NORTH
390
387½
213.35'
S 00° 04' E
PAUL K. GERHARDT 7501 HEERDINK LN. EVANSVILLE, IN. 47711
NORTH 344.35'
N 89° 59' W
546.43'
390
12' P.U. EASE. & BLDG. SETBACK LINE
479.40'
2
3.87 AC.
#10815 NORTH
SOUTH 191.0'
12' P.U. EASE. & BLDG. SETBACK LINE
266.05'
RODNEY R. GERHARDT 10711 HEIM RD. CHANDLER IN 47610
GREEN RIVER ROAD
P.K
EAST
250.0'
70' SETBACK LINE
135.0
60.0'
WEST
310.0'
P.K
NORTH 75.0'
70' SETBACK LINE
392½
15' ACCESS EASE.
15' P.U. EASE. & BLDG. SETBACK LINE
856.80'
P.K
395
N 89° 59' W
30' R/W
NORTH 454.65'
STONE FOUND S.W. COR. N.W. 1/4, N.W. 1/4 SEC. 24, T-5-S, R-10-W
JAMES L. SHELTON 10801 N. GREEN RIVER RD. EVANSVILLE, IN. 47711
INDICATES IRON PIN