92-27272

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 0 1 1992

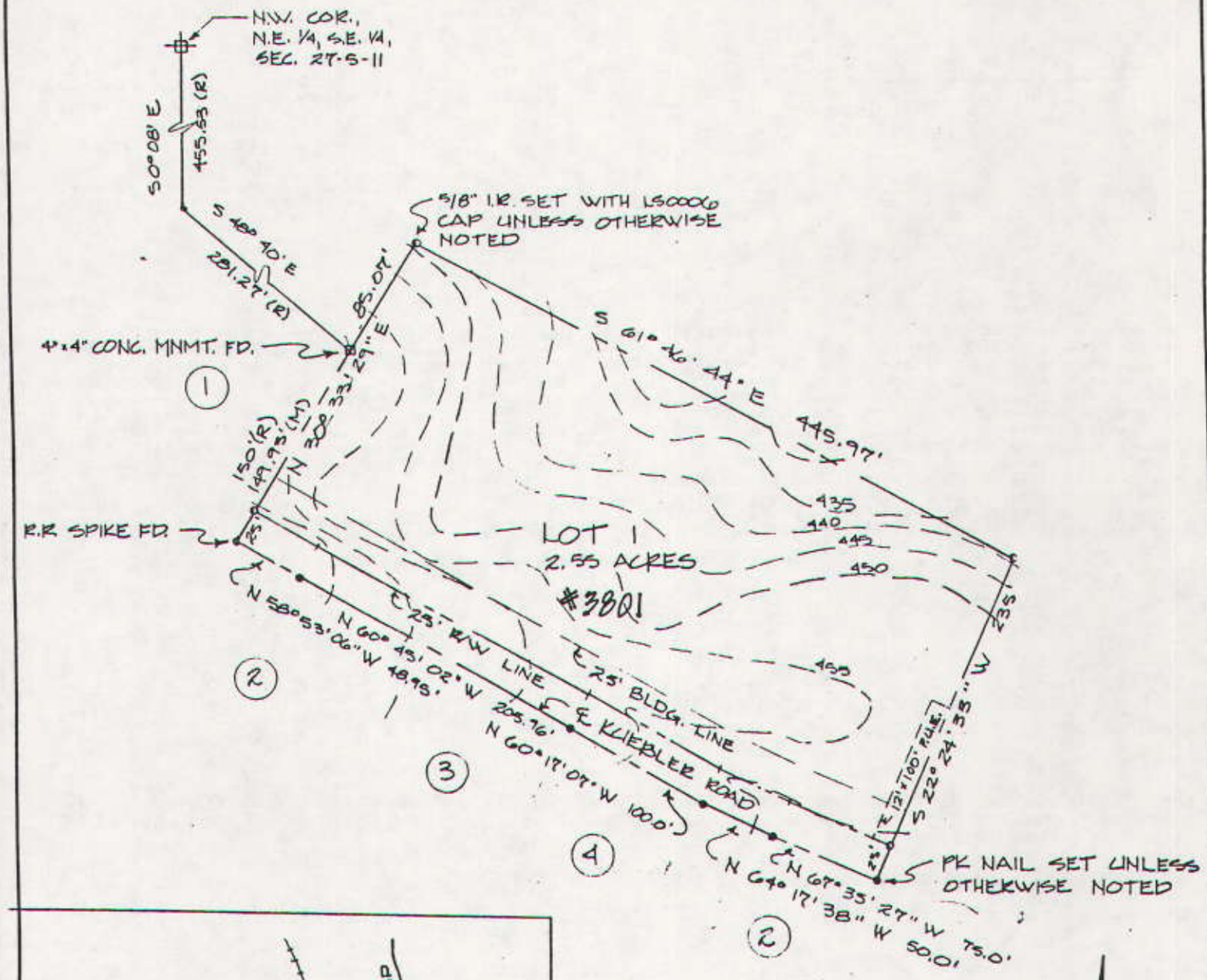
Tom Humphrey
AUDITOR
5446

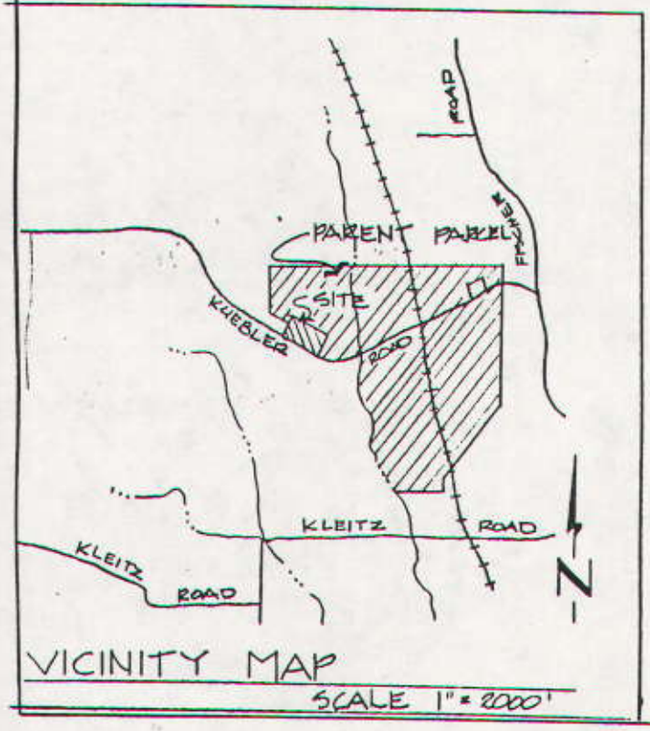
MS-150

RECEIVED FOR RECORD
at 3:09 P M.
OCT. 1 1992
Plat Drawer MS
Card 150
BOB STEELE RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

CHAMNESS ACRES





VICINITY MAP
SCALE 1" = 2000'

SCALE 1" = 100'
SEPT. 10, 1992

N

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 SEPT. 11, 1992 Ralph A. Easley

RALPH A. EASLEY REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Charles A, and Mary Lee Wolf, 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 Chamness Acres

Charles A. Wolf
Charles A. Wolf
3328 Kuebler Road
Evansville, IN 47720

Mary Lee Wolf
Mary Lee Wolf
3328 Kuebler Road
Evansville, IN 47720

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 Vanderburvh 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 11 DAY OF September 1992.

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL 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 10-7-, 1992.

PRESIDENT

EXECUTIVE DIRECTOR

PLAT RELEASE 10 - 1 - 92

EXECUTIVE DIRECTOR Barbara L. Cunningham

Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LAND DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 27, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section South 0° 08' East 455.53 feet; thence South 48° 40' East 281.27 feet to a 4"x4" concrete monument found and the true point of beginning; thence

1st: North 30° 33' 30" East 85.07 feet to a 5/8" iron rod set flush; thence
2nd: South 61° 46' 44" East 445.97 feet to a 5/8" iron rod set; thence
3rd: South 22° 24' 33" West 235.00 feet to a PK nail set in the centerline of Kuebler Road; thence along said centerline for the following five courses
4th: North 67° 35' 27" West 75.00 feet to a PK nail set; thence
5th: North 64° 17' 38" West 50.00 feet to a PK nail set; thence
6th: North 60° 17' 07" West 100.00 feet to a PK nail set; thence
7th: North 60° 45' 02" West 205.96 feet to a PK nail set; thence
8th: North 58° 53' 06" West 48.95 feet to a railroad spike found 5" below grade; thence
9th: North 30° 33' 30" East 149.93 feet to the true point of beginning, containing 2.55 acres, more or less.

SUBJECT TO a right-of-way 25 feet in width for Kuebler Road lying Northeasterly of and adjacent to courses 4 through 8.

General Notes:

1. Owner/Developer: Charles A. and Mary Lee Wolf; 3328 Kuebler Road; Evansville, Indiana 47720; 812/963-5721.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. German Township water is available. Septic tank is required.
3. Erosion Control: Slopes 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 of 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.
4. Zoning: Subject property is zoned AG.
5. Flood Plain Data: The property is not located within the 100-year flood zone according to FIRM Panel 75 of 100 dated August 5, 1991 for Vanderburgh County, Indiana. Minimum finished floor elevation to be two feet above flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data: HoB2 - Hosmer silt loam; Wm - Wilbur silt loam; ZaC2 - Zanesville silt loam; ZaD3 - Zanesville silt loam.
7. Adjacent Property Owners:

1 Jerome and Estelle Schneider; 3841 Kuebler Road; Evansville, Indiana 47720.

2 Paul Wallace; Route 1, Box 79; Cynthiana, Indiana 47612.

3 Amerylis Martin; 3818 Kuebler Road; Evansville, Indiana 47720.

4 Charles Bennett; 3808 Kuebler Road; Evansville, Indiana 47720.