92-35453

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 17 1992

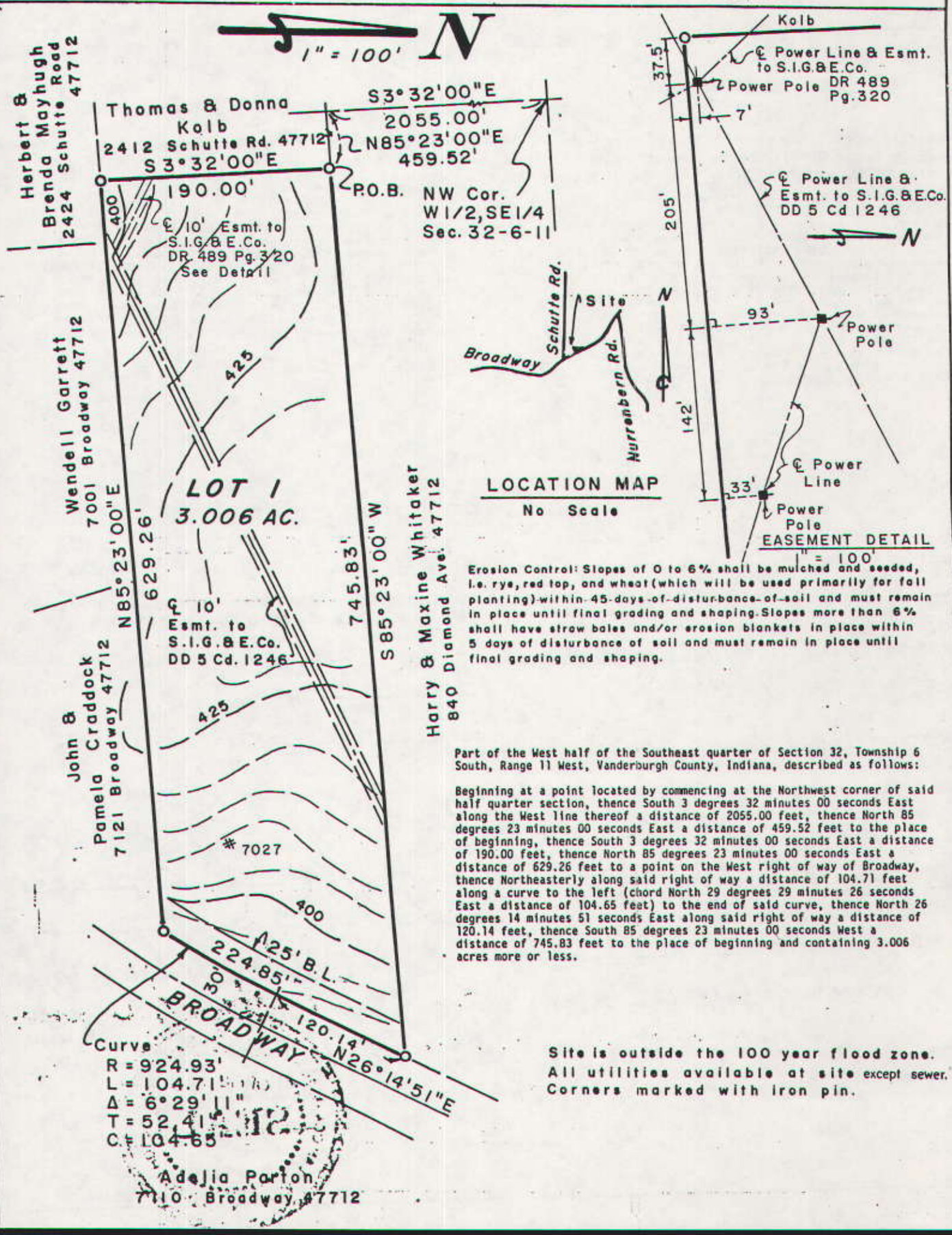
Sam Humphrey 7068
AUDITOR

# MS-154

RECEIVED FOR RECORD
at 3:50 P.M.
Dec 17 1992
Plat Drawer MS
Card 154
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

# RHEINLANDER SUBDIVISION




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.

Part of the West half of the Southeast quarter of Section 32, Township 6 South, Range 11 West, Vanderburgh County, Indiana, described as follows:

Beginning at a point located by commencing at the Northwest corner of said half quarter section, thence South 3 degrees 32 minutes 00 seconds East along the West line thereof a distance of 2055.00 feet, thence North 85 degrees 23 minutes 00 seconds East a distance of 459.52 feet to the place of beginning, thence South 3 degrees 32 minutes 00 seconds East a distance of 190.00 feet, thence North 85 degrees 23 minutes 00 seconds East a distance of 629.26 feet to a point on the West right of way of Broadway, thence Northeasterly along said right of way a distance of 104.71 feet along a curve to the left (chord North 29 degrees 29 minutes 26 seconds East a distance of 104.65 feet) to the end of said curve, thence North 26 degrees 14 minutes 51 seconds East along said right of way a distance of 120.14 feet, thence South 85 degrees 23 minutes 00 seconds West a distance of 745.83 feet to the place of beginning and containing 3.006 acres more or less.

Site is outside the 100 year flood zone.
All utilities available at site except sewer.
Corners marked with iron pin.

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 12/18/92

IN No. 7964 Evansville, IN

## OWNERS CERTIFICATE

WE, ROBERT & MARY RHEINLANDER, 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 RHEINLANDER SUBDIVISION

Robert Rheinlander
Robert Rheinlander

Mary Rheinlander
Mary Rheinlander

5318 West Haven Drive
Evansville, IN 47712

* Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class 8 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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 1st DAY OF December 1992.

MY COMMISSION EXPIRES: 3/13/96

Barbara A. Runyon
NOTARY PUBLIC

BARBARA A. RUNYON
PRINTED

RESIDENT OF Vanderburgh 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= December 17, 1992.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE DEC. 17, 1992

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL