93-00798

RECEIVED FOR RECORD
at 3:30 P.M.
JAN 8 1993
Plat Drawer MS
Card 155
BETTY J. HERMANN, RECORDER
VANDERBURGH COUTY

MS-155

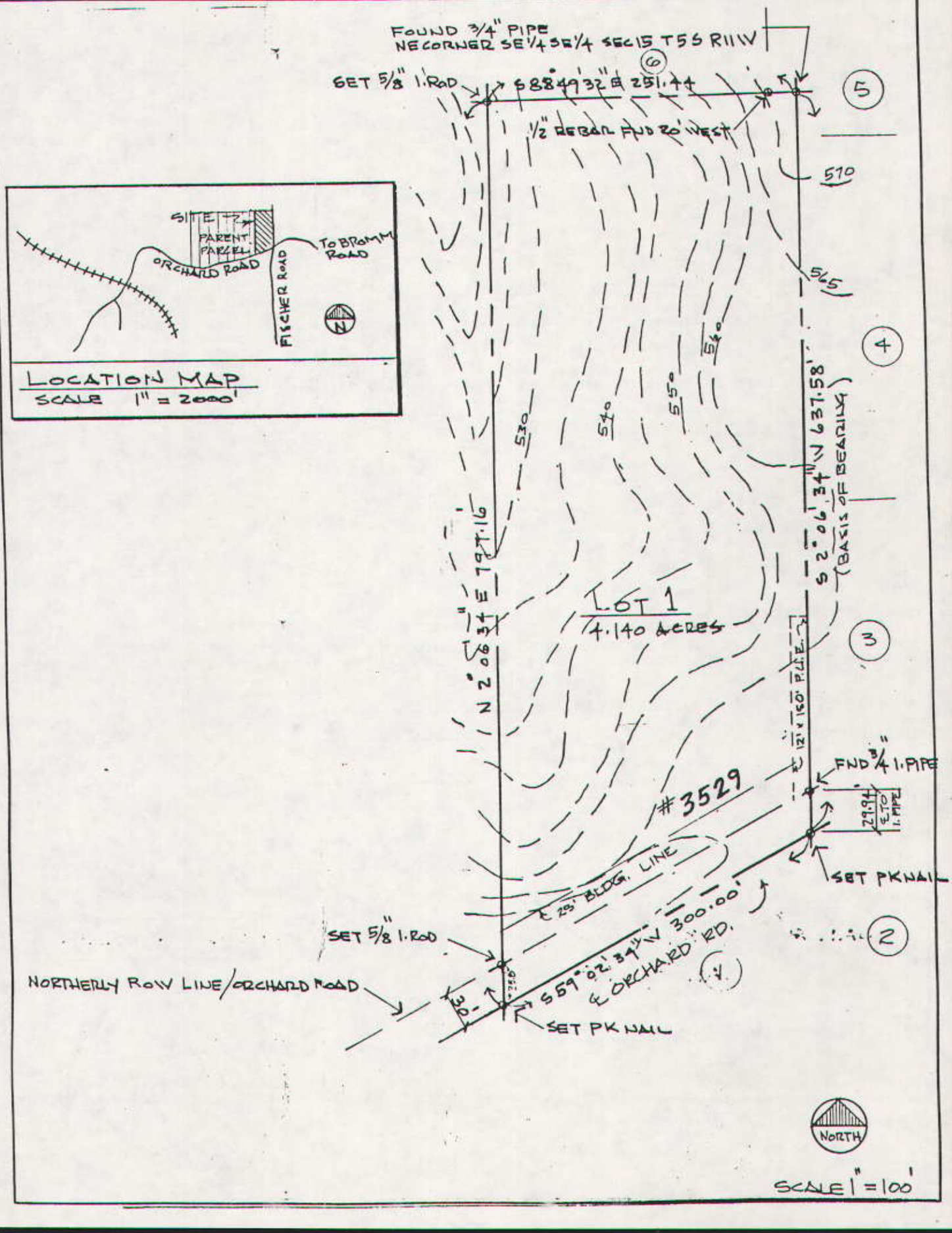
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 0 8 1993

Sam Humphrey
AUDITOR
167

DO NOT WRITE IN SPACE ABOVE THIS LINE

BERG ACRES SUBDIVISION



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 OCTOBER 5, 1992

Ralph A. Easley

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

OWNERS CERTIFICATE

James L. and Barbara K. Berg, 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 Berg Acres Subdivision

James L. Berg
2930 Orchard Road
Evansville, IN 47720

Barbara K. Berg
2930 Orchard 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 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 October 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 JAN 8, 1993

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE JAN 8, 1993

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Southeast Quarter, Southeast Quarter of Section 15, Township 5 South, Range 11 West in Vanderburgh County, Indiana more particularly described as follows:

Beginning at a 3/4" iron pipe found at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section

1st: South 2° 06' 34" West 637.58 feet to a PK nail set in the centerline of Orchard Road; thence along said centerline

2nd: South 59° 02' 34" West 300.00 feet to a PK nail set; thence parallel with the East line of said Quarter, Quarter Section

3rd: North 02° 06' 34" East 797.16 feet to a 5/8" iron rod (set 2" up) in the North line of said Quarter, Quarter Section; thence along said North line

4th: South 88° 49' 32" East 251.44 feet to the point of beginning, containing 4.14 acres, more or less.

SUBJECT TO a 30 foot right-of-way for Orchard Road, Northerly of and adjacent to the 2nd course.

General Notes:

1. Owner/Developer: James and Barbara K. Berg; 2930 Orchard Road; Evansville, IN 47720; 812/963-6413.
2. Utilities: Southern Indiana Gas and Electric Company electric and gas service are available. Septic tank required. German Township Water District water is available.
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: All of the property is located outside 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 2 feet above the 100-year flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data: HoB2 - Hosmer silt loam; ZaC3 - Zanesville silt loam; WeD2 - Wellston silt loam.
7. Adjacent Property Owners:

1 Richard C. and T. Diane Besing; 3530 Orchard Road; Evansville, IN 47720

2 Donatius J. and Darlene Baumgart; 3434 Orchard Road; Evansville, IN 47720

3 James A. and Jean A. Martin; 3431 Orchard Road; Evansville, IN 47720

4 Francis A. and Esther Luigs; 3435 Orchard Road; Evansville, IN 47720

5 Keith E. and Laura L. Schaad; 4604 Trafalger; Evansville, IN 47714

6 Mark E. and Cynthia J. Zirkelbach; 3441 Orchard Road; Evansville, IN 47720