RECEIVED FOR RECORD
at 11:01 A M.
MAY 6 1993
Plat Drawer MS
Card 167
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

93-11009

MS-167

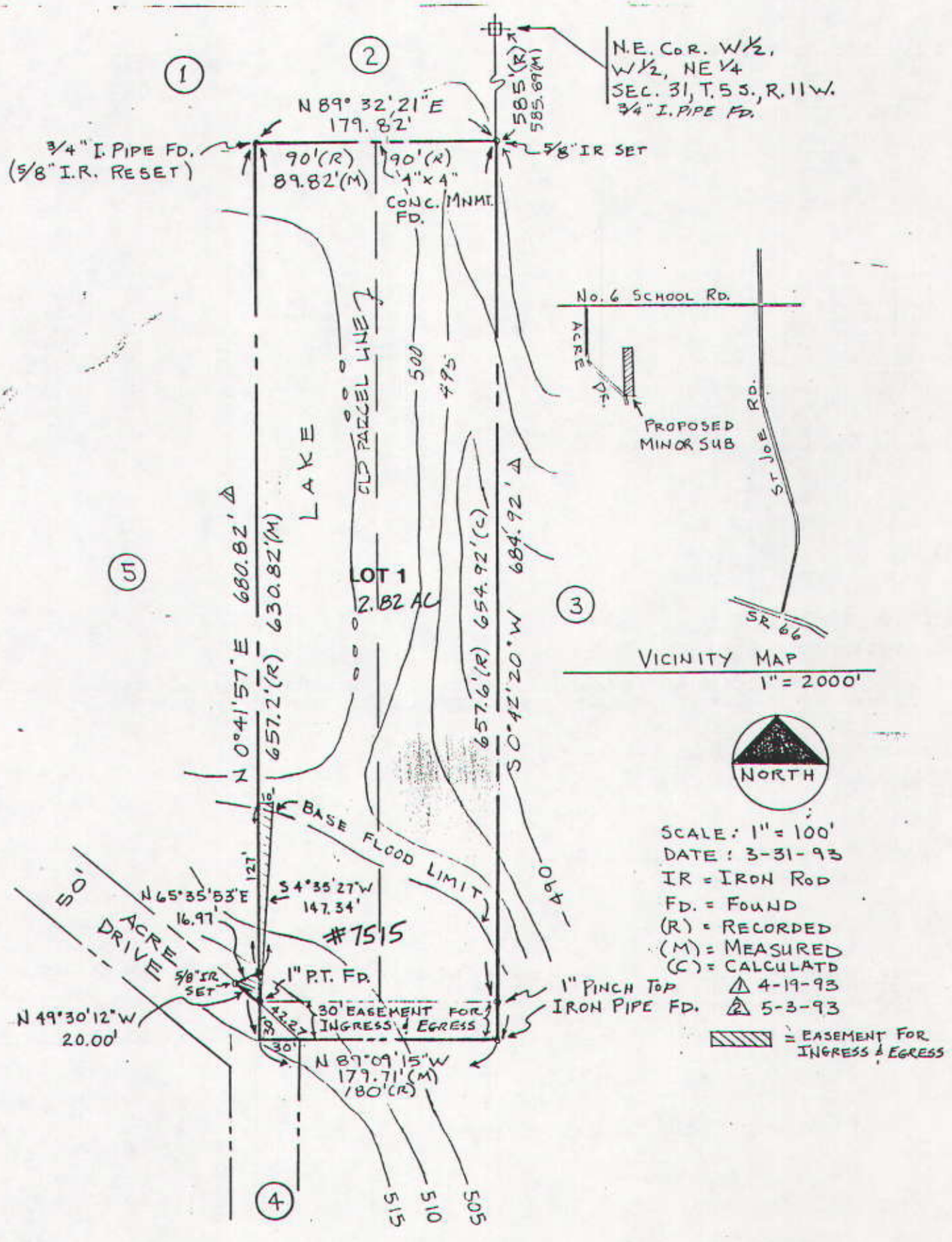
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 0 6 1993 2323

Tom Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE.

TOAD MANOR



SCALE: 1" = 100'
DATE: 3-31-93
IR = IRON ROD
FD. = FOUND
(R) = RECORDED
(M) = MEASURED
(C) = CALCULATD
⚠1 4-19-93
⚠2 5-3-93

▨ = EASEMENT FOR INGRESS & EGRESS

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 APRIL 7, 1993

Ralph A. Easley

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

OWNERS CERTIFICATE

Donald and Andrea Gogel 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 Toad Manor Subdivision

Donald Gogel

Donald Gogel
6017A Jamestown Court
Evansville, IN 47715
812/471-3787

Andrea Gogel

Andrea Gogel
6017A Jamestown Court
Evansville, IN 47715
812/471 3787

adjacent to the

JECT TO an easemen

Utilities: Southe

ice is available.

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 6th DAY OF April 1993.

NOTARY PUBLIC SEAL INDIANA

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Judith Woodall
PRINTED

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 MAY 6, 1993.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 6, 1993

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LAND DESCRIPTION

Part of the West Half of the West Half of the Northeast Quarter of Section 31, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said Half, Half Quarter Section, said point being distant South 585.00 feet from the Northeast corner; thence continuing along said East line

1st: South 0° 42' 20" West 684.92 feet; thence
2nd: North 89° 09' 15" West 179.71 feet; thence
3rd: North 0° 41' 57" East 30.00 feet to a 1" pinch top iron pipe; thence
4th: North 49° 30' 12" West 20.00 feet to a 5/8" iron rod; thence
5th: North 65° 35' 53" East 16.97 feet to a 5/8" iron rod; thence
6th: North 0° 41' 57" East 680.82 feet to a 3/4" iron pipe found (5/8" iron rod reset); thence
7th: North 89° 32' 21" East 179.82 feet to the point of beginning, containing 2.82 acres, more or less.

SUBJECT TO a 30 foot wide easement for ingress and egress and lying Northerly of and adjacent to the 2nd course.

SUBJECT TO an easement for ingress and egress over the following described property: beginning at the North end of the 3rd course; thence

1st: North 49° 30' 12" West 20.00 feet; thence
2nd: North 65° 35' 53" East 16.97 feet; thence
3rd: North 00° 41' 57" East 127.00 feet; thence
4th: South 89° 18' 03" East 10.00 feet; thence
5th: South 04° 35' 27" West 147.34 feet to the point of beginning.

General Notes:

1. Owner/Developer: Donald and Andrea Gogel; 6017A Jamestown Court; Evansville, Indiana 47715; 802/471-3787.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville water is available. No municipal sewer service 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. Flood Plain Data: A portion of the property is located within the 100 year flood zone according to FIRM Panel 75 of 100 dated August 5, 1991.
5. Adjacent Property Owners:
   1 John Koch; 8824 No. 6 School Road; Evansville, IN 47720
     Pat Koch; 8820 No. 6 School Road; Evansville, IN 47720
   2 Larry Weber; 9106 No. 6 School Road; Evansville, IN 47720
   3 Anthony Scheller; 8610 No. 6 School Road; Evansville, IN 47720
   4 Charles Long; 7535 Acre Drive; Evansville, IN 47720
   5 Charles Arrigo; 7525 Acre Drive; Evansville, IN 47720
6. Soil Data: HoB2 - Hosmer silt loam, Wm - Wilbur silt loam, ZaC3 - Zanesville silt loam.
7. Zoned: Ag