...EA PLAN COMMISSION OFFICIAL FORM

93-13406

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 27 1993

Tom Humphrey
AUDITOR
2806

MS-169

RECEIVED FOR RECORD
at 9:40 A M.
MAY 27 19 93
Plat Drawer MS
Card MS-169
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

RANDY KLUEG SUBDIVISION

SCALE 1" = 100'

CHESTER BITTNER
OLD OWENSVILLE ROAD
EVANSVILLE, IN. 47711

IRON
N.E. COR.
N. 1/2, S.E. 1/4
SEC. 35, T-4-S, R-11-W

BASELINE ROAD
50' R/W

IRON — EAST — 426.73' — IRON WEST 1493.39'

25' R/W

475

#2720

213.99'
S 39° 52' 18" W

N 00° 18' 15" E
373.40'

1

2.50 AC.

MARVIN ZWAHLEN
15835 N. ST. JOE AVE.
EVANSVILLE, IN. 47711

IRON

S 24° 34' 33" W
230.00'

475 470 465

12' P.U. EASE. & BLDG. SETBACK LINE

IRON — 191.90' — IRON
WEST

MARVIN ZWAHLEN
15835 N ST. JOE AVE.
EVANSVILLE, IN. 47711

N

26

OWENSVILLE

ST. JOE AVE.

34 SEC 35 36

LAKE

BASELINE ROAD

ROAD

SITE LOCATION

PARENT TRACT

BENDER

2

LOCATION MAP

SCALE 1" = 2000

HoB2
HoA
HoB3

N

SOIL MAP

SCALE 1" = 300'

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 4-29-93 Fred J Kuester

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

OWNERS CERTIFICATE

MARVIN ZWAHLEN & DARLENE ZWAHLEN 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 RANDY KLUEG SUB.

Marvin Zwahlen

Darlene Zwahlen

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 2nd DAY OF May 1993.

MY COMMISSION EXPIRES: 2-15-97

Vickie Jeffries
NOTARY PUBLIC

Vickie Jeffries
PRINTED

RESIDENT OF Vanderburgh COUNTY

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 MAY 27, 1993.

PRESIDENT Clifford H. Bass, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 27, 1993

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SHEET NO. 2

PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the North Half of the Southeast Quarter of Section (35), Township (4) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron on the north line fourteen hundred ninety-three and thirty-nine hundredths (1493.39) feet west of an iron marking the Northeast corner of said North half; thence South 39 degrees 52 minutes 18 seconds West two hundred thirteen and ninety-nine hundredths (213.99) feet to an iron; thence South 24 degrees 34 minutes 33 seconds West two hundred thirty and no hundredths (230.00) feet to an iron; thence West one hundred ninety-one and ninety hundredths (191.90) feet to an iron; thence North 00 degrees 18 minutes 15 seconds East three hundred seventy-three and forty hundredths (373.40) feet to an iron on the north line of said North half; thence East along said north line four hundred twenty-six and seventy-three hundredths (426.73) feet to an iron at the point of beginning.

Containing **2.50 acres** more or less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner — Marvin & Darlene Zwahlen
15835 N. St. Joseph Ave.
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric is available, Private water well, septic system must be in compliance with HSE 25.

3) Zoning: Subject property is zoned Agriculture:

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i,e. rye & wheat (which will be used primarily for fall planting) within 45 day of disturbance of soil and must remain in place until grading and shaping. Slopes of more than 6% shall have straw bales and/or erosions in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners

6) Soil Data: HoB2- Hosmer Silt Loam 2% to 6% slopes, eroded.

HoB3- Hosmer Silt Loam 2% to 6% slopes, severely eroded.

HoA- Hosmer Silt Loam 0% tO 2% slopes.