93-17572

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

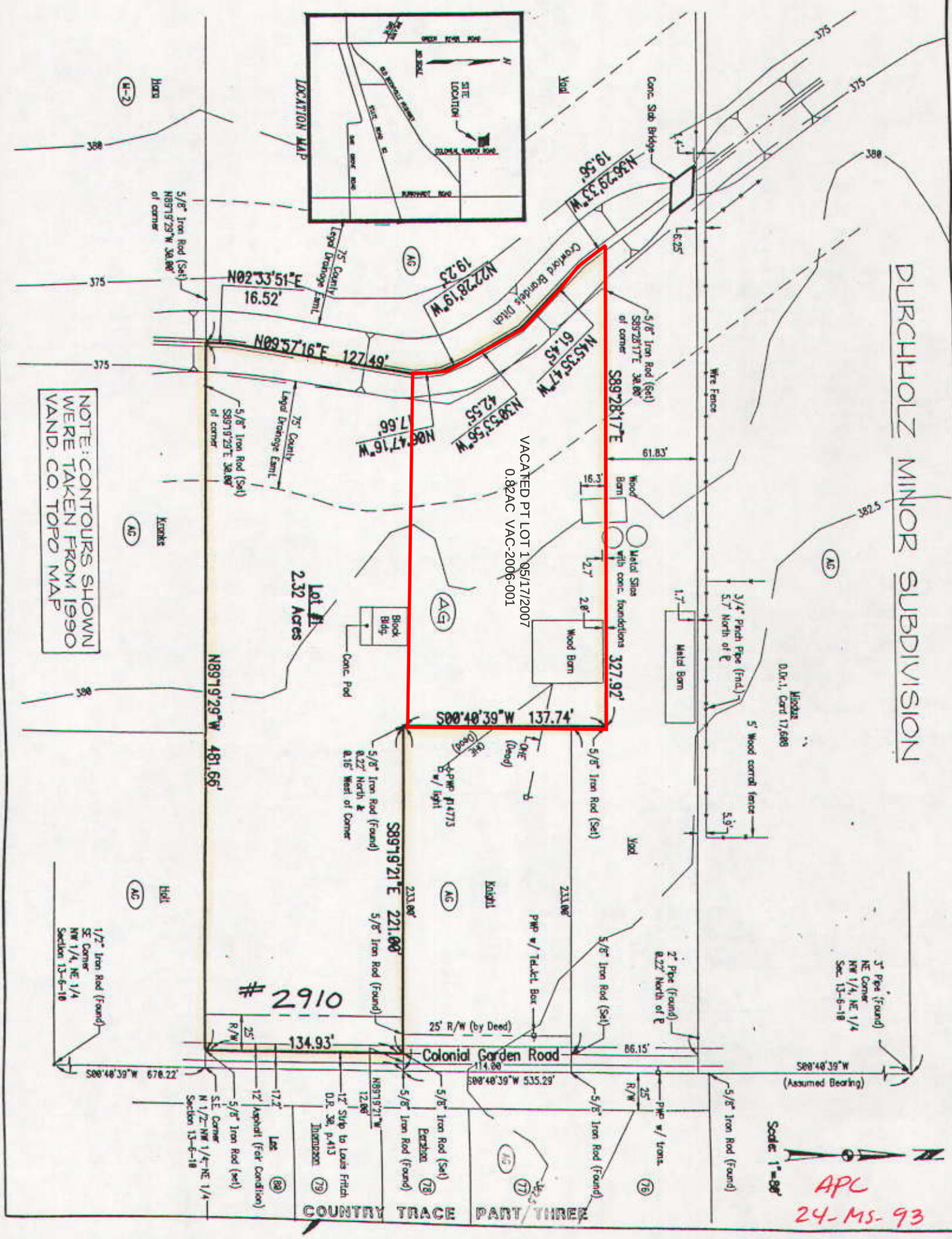
JUL 0 2 1993

Sam Humphrey
AUDITOR
3714

MS-173

RECEIVED FOR RECORD
at 3:51 P.M.
JULY 2 1993
Plat Drawer MS
Card 173
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I James Q. Morley, 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 June 14, 1993

James Q. Morley
James Q. Morley
Indiana Reg. No. 12629

OWNERS CERTIFICATE

We, 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 Durchholz Minor Subdivision.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

Robert W. Durchholz
Robert W. Durchholz
3112 Magnolia Lane
Evansville, IN 47715

Albert Edward Durchholz
Albert Edward Durchholz
3112 Magnolia Lane
Evansville, IN 47715

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 Vand. COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND declared THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 2nd DAY OF July 1993.

MY COMMISSION EXPIRES: 2/25/97

Joan M. Morley
NOTARY PUBLIC
Joan M. Morley
PRINTED

NOTARY PUBLIC SEAL STATE OF INDIANA

RESIDENT OF Vanderburgh COUNTY

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 July 2, 1993.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara P. Cunningham

PLAT RELEASE 7-2-93

EXECUTIVE DIRECTOR Barbara P. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

BOUNDARY DESCRIPTION

Part of the South Half of the North Half of the Northwest Quarter of the Northeast Quarter of Section 13, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said quarter quarter section; thence south 00 degrees 40 minutes 39 seconds west (assumed bearing) along the east line of said quarter quarter section a distance of 535.29 feet; thence north 89 degrees 19 minutes 21 seconds west a distance of 12.00 feet to a point on the west line of a parcel of land conveyed to Louis Fritch, as described in Deed Record 30, page 413 in the office of the Recorder of Vanderburgh County, Indiana, said point being the point of beginning; thence south 00 degrees 40 minutes 39 seconds west along said west line a distance of 134.93 feet to a point on the south line of said half quarter quarter section; thence north 89 degrees 19 minutes 29 seconds west along said south line a distance of 481.66 feet to a point in the centerline of the Crawford-Brandeis Ditch; thence north 02 degrees 33 minutes 51 seconds east along said centerline a distance of 16.52 feet; thence north 09 degrees 57 minutes 16 seconds east along said centerline a distance of 127.49 feet; thence north 06 degrees 47 minutes 16 seconds west along said centerline a distance of 17.66 feet; thence north 22 degrees 28 minutes 19 seconds west along said centerline a distance of 19.23 feet; thence north 30 degrees 53 minutes 56 seconds west along said centerline a distance of 42.55 feet; thence north 45 degrees 35 minutes 47 seconds west along said centerline a distance of 61.45 feet; thence north 36 degrees 29 minutes 33 seconds west along said centerline a distance of 19.56 feet; thence south 89 degrees 28 minutes 17 seconds east a distance of 327.92 feet; thence south 00 degrees 40 minutes 39 seconds west parallel with said east line a distance of 137.74 feet; thence south 89 degrees 19 minutes 21 seconds east a distance of 221.00 feet to the point of beginning, containing 2.32 acres.

GENERAL NOTES

Zoning: The subject property is zoned Agricultural (Ag) and the abutting property is currently zoned as shown on the attached plat.

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana Community Panel Number 180256 0025 C, dated August 5, 1991, the entire proposed subdivision is within the designated 100 year flood zone. The established Base Flood Elevation (BFE) for this site is 384 MSL.

Minimum Building Elevation: The minimum required floor elevation (including attached garages) is 386 MSL.

Utilities: Gas, electric and telephone are available to the site. Sanitary sewers and water will be extended to the site.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

  Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Area Plan Commission 24-MS-93

Federal Emergency Management Agency

Washington, D.C. 20472

APR - 1 1998

Mr. Richard Mourdock, President
Vanderburgh County Board of Commissioners
One N.W. Martin Luther King, Jr. Boulevard
Evansville, Indiana 47708-1874

IN REPLY REFER TO:
Case No.: 98-05-2646A
Community: Vanderburgh County, Indiana
(Unincorporated Areas)
Community No.: 180256
Map Panel Affected: 0025 C
Map Effective Date: August 5, 1991

218-65-RS

Dear Mr. Mourdock:

We reviewed a request dated February 12, 1998, from Mr. Daryl J. Helfert, P.E., of Morley and Associates, Inc., on behalf of Mr. Robert W. Durchholz, for a Letter of Map Revision (LOMR). All information required for this request was received on March 2, 1998. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that portions of the property described below are located in the Special Flood Hazard Area (SFHA), the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood); however, the primary residential structure on the property is not in the SFHA. This property was elevated by the placement of fill.

Property Description:	Lot 1, Durchholz Minor Subdivision, being a 2.32 acre parcel of land described and recorded in Executor's Deed Document Number 91-20037, Deed Drawer 6, Card 6930 on August 29, 1991, by the Vanderburgh County Recorder's Office
Street Address:	2910 Colonial Garden Road
Flooding Source:	Pigeon Creek/Crawford Brandeis Ditch

This letter revises the above-referenced NFIP map to remove the primary residential structure from the SFHA. The primary residential structure is now located in Zone B, an area below the 0.2-percent-annual-chance flood level. Flood insurance coverage for the primary residential structure may be available under a low-cost policy (see enclosed document). Because portions of the property remain in the SFHA, any future construction or substantial improvement on the property remains subject to Federal, State, and local regulations for floodplain management.

An additional enclosed document provides information about LOMRs. If you have any questions about this letter, please contact Ms. Helen Cohn of our staff in Washington, D.C., either by telephone at (202) 646-3457 or by facsimile at (202) 646-4596.

Sincerely,

Matthew B. Miller

Matthew B. Miller, P.E., Chief
Hazards Study Branch
Mitigation Directorate

Enclosures

cc: State Coordinator (w/o enclosures)
Community Map Repository
Mr. Daryl J. Helfert, P.E.
Mr. Robert W. Durchholz

RECEIVED
APR 03 1998
AREA PLAN COMMISSION