AREA PLAN COMMISSION (FINAL PLAT)

93-21395

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 11 1993

Tom Humphrey
AUDITOR 4350

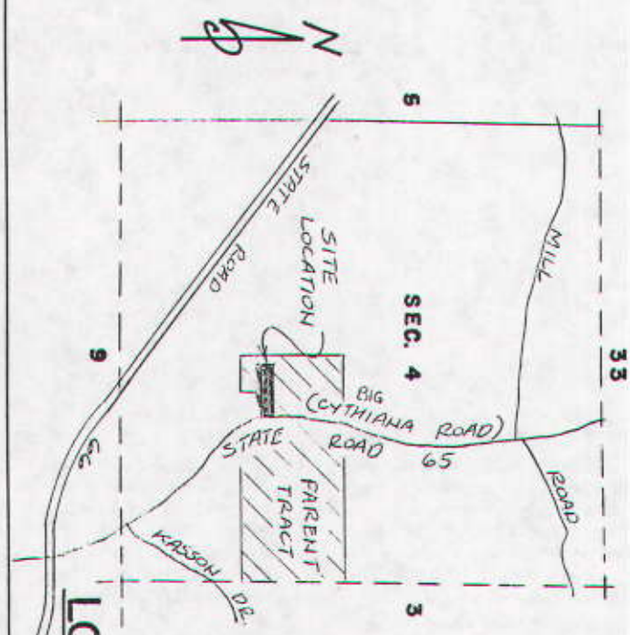
MS-175

RECEIVED FOR RECORD
at 9:07 A M
Aug 11 1993
Plat Drawer MS
Card 175
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

STOGSDILL SUBDIVISION

MELVIN & FLORENCE BARCHET
5205 CYNTHIANA ROAD
EVANSVILLE, IN 47720

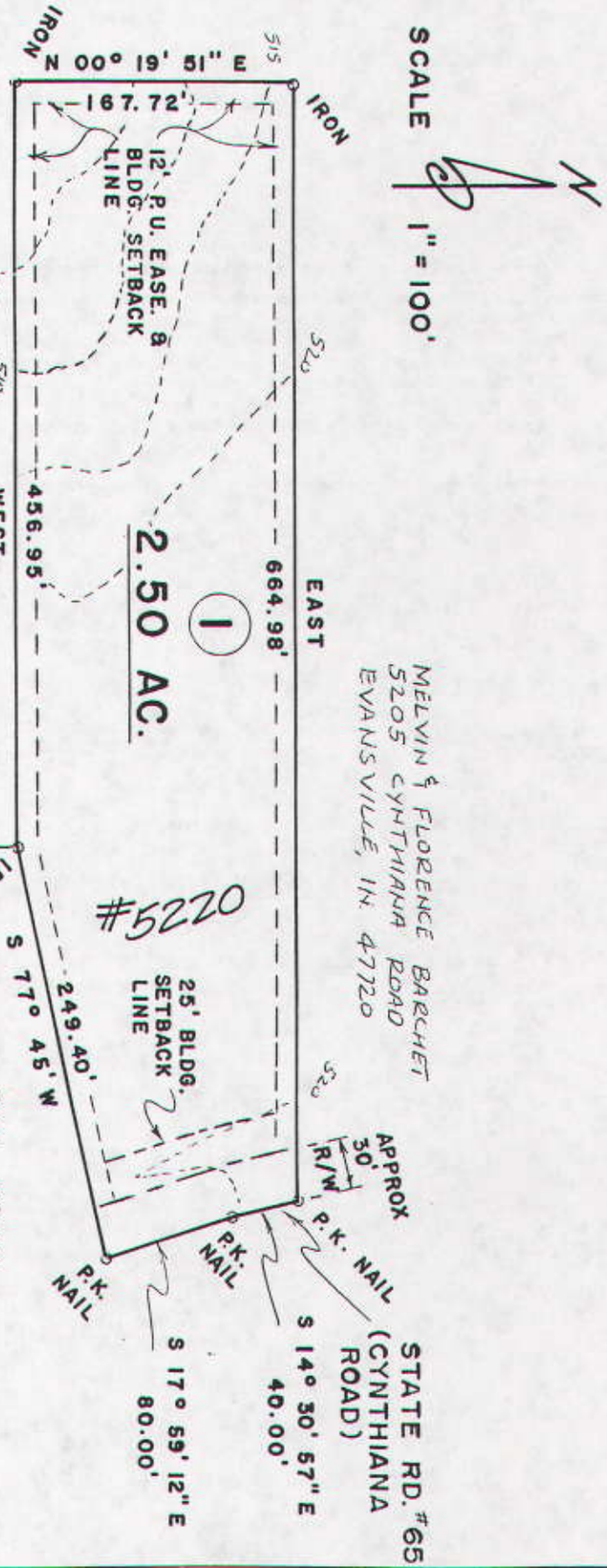


LOCATION MAP
SCALE 1" = 2000'





SOIL MAP
SCALE 1" = 300'



SCALE 1" = 100'

SHEET NO. 1

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 ALL LOCATIONS NOTED.

DATE 7-21-93 Fred J. Kuester

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

OWNERS CERTIFICATE

Lisa & Herbert Stogsdill, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Stogsdill Subdivision

Lisa Stogsdill

Herbert G. Stogsdill

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. Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.

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 22nd DAY OF July 1993.

MY COMMISSION EXPIRES: 3/15/96.

RESIDENT OF Vand. COUNTY

Eileen E. Hyde
NOTARY PUBLIC

Eileen E. Hyde
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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON August 11 1993.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE August 11, 1993

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the North Half of the Southeast Quarter of Section (4), Township (6) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron marking the Southwest corner of said half quarter section; thence East along the south line of said half quarter section five hundred sixty-six and no hundredths (566.00) feet; thence North and perpendicular to said south line two hundred twenty-one and no hundredths (221.00) feet to an iron at the initial point of beginning of the following described real estate; thence West and parallel to said south line four hundred fifty-six and ninety-five hundredths (456.95) feet to an iron; thence North 00 degrees 19 minutes 51 seconds East parallel to the west line of said half quarter section one hundred sixty-seven and seventy-two hundredths (167.72) feet to an iron; thence East and parallel to the south line of said half quarter section six hundred sixty-four and ninety-eight hundredths (664.98) feet to a P.K. Nail in the center line of Cynthiana Road; thence South 14 degrees 30 minutes 57 seconds East along said center line forty and no hundredths (40.00) feet to a P.K. Nail; thence South 17 degrees 59 minutes 12 seconds East along said center line eighty and no hundredths (80.00) feet to a P.K. Nail; thence South 77 degrees 45 minutes West two hundred forty-nine and forty hundredths (249.40) 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.

1) Owner/Developer: Herbert G. & Lisa Stogsdill
3013 Crossbow Lane
Evansville, IN. 47715

2) Utilities: Southern Indiana Gas and Electric is available, German Township Water, septic system must be in compliance with Rule 410IAC6-8.1 and amendments thereto.

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 days 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.

HoC3-Hosmer SIlt Loam, 6% to 12% slopes, severely eroded.