93-24294

AREA PLAN COMMISSION OFFICIAL FORM

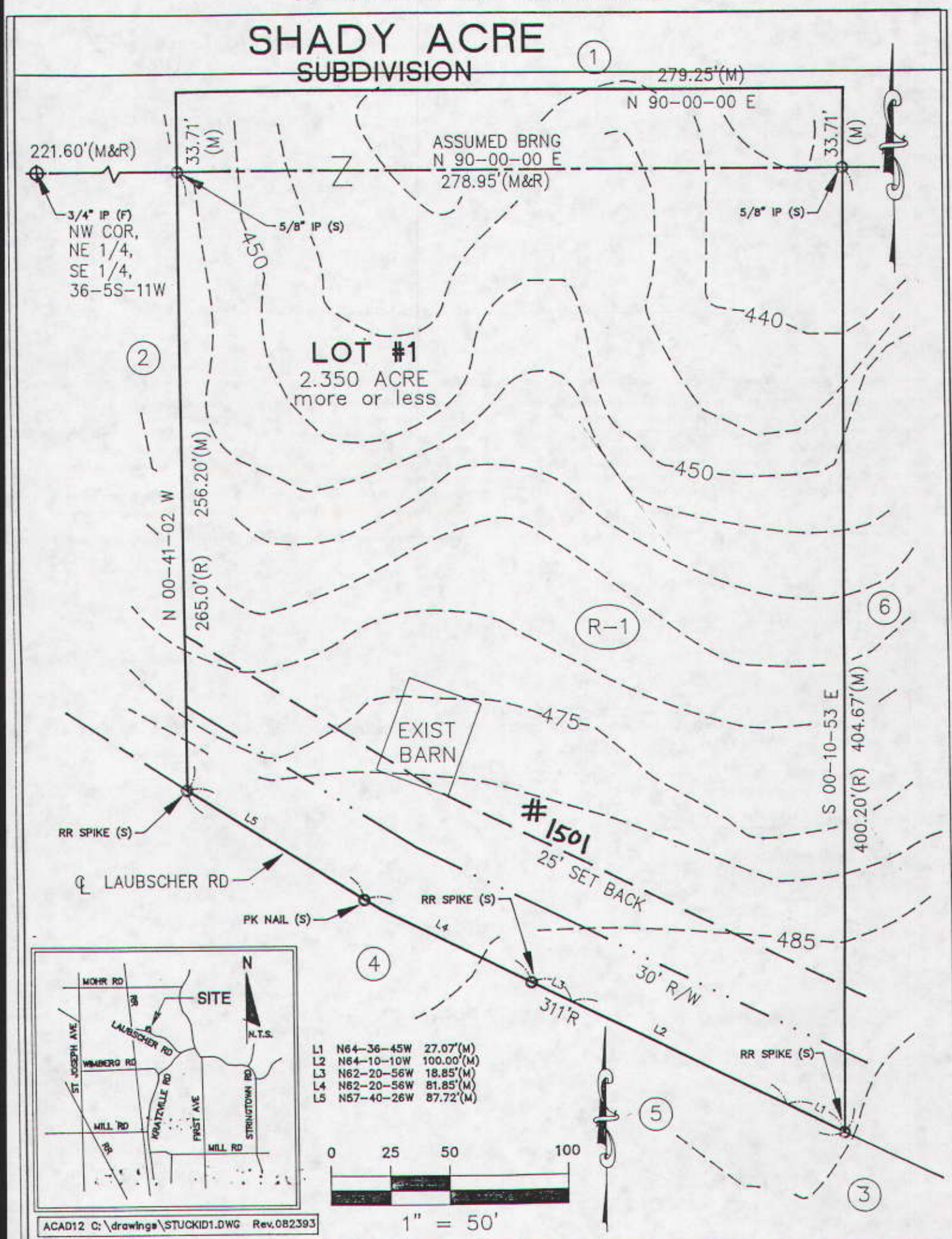
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SEPT 8 1993
Plat Drawer MS
Card 176
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-176

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 08 1993
4923
Sam Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

SHADY ACRE SUBDIVISION



ACAD12 C:\drawings\STUCKID1.DWG Rev.082393

SURVEYORS CERTIFICATE

I, DAVID L. SAVAGE, 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 9/1/93

DAVID L. SAVAGE
REGISTERED
No. S70014
STATE OF
INDIANA
LAND SURVEYOR

OWNERS CERTIFICATE

WE, 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 SHADY ACRE

KENNETH R. STULKI STEPHANIE L. STULKI JERRY L. STULKI LOIS L. STULKI

DON STULKI LAURA STULKI

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 2nd DAY OF September 1993

MY COMMISSION EXPIRES: 10-5-96

RESIDENT OF Vanderburgh COUNTY

Mary J. Stulki
NOTARY PUBLIC

Mary J. Stulki
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 SEPT. 8, 1993

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY
OFFICIAL
SEAL

PLAT RELEASE SEPT. 8, 1993

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara D. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description

A part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 36, Township 5 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section; thence North 90d 00' 00" East (assumed bearing) along the North line of said Quarter, Quarter Section a distance of 221.60 Feet to the true point of beginning; thence North 00d 41' 02" West a distance of 33.71 Feet, thence North 90d 00' 00" East parallel with said North line a distance of 279.25 feet; thence South 00d 10' 53" East a distance of 33.71 Feet; continuing thence South 00d 10' 53" East a distance of 404.67 Feet to a spike in the centerline of Laubscher Road; thence North 64d 36' 45" West along said centerline 27.07 Feet; thence North 64d 10' 10" West along said centerline 100.00 Feet; thence North 62d 20' 56" West along said centerline 18.85 Feet to a spike; thence North 62d 20' 56" West along said centerline 81.15 Feet; thence North 57d 40' 26" West along said centerline 87.72 Feet to a spike; thence North 00d 41' 02" West a distance of 256.20 Feet to the true point of beginning and containing 2.35 Acres, more or less.

Subject to a 30' right of way for Laubscher Road lying along the southerly edge of said parcel.

GENERAL NOTES

OWNERS: Jerry Lynn and Lois Lee Stucki, 1401 Laubscher Road, Evansville, IN 47711; Kenneth R. and Stephanie L. Stucki, 1401 Laubscher Road, Evansville, IN 47711; Don and Laura Stucki, 1301 Laubscher Road, Evansville, IN 47711.

ZONING: The subject property is currently zoned R1 as shown. All abutting property is zoned R1.

FLOOD PLANE DATA: Per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991, all portions of the proposed subdivision are in Zone C, signifying "areas of minimal flooding."

UTILITIES: Telephone, water, gas, and electric are available at the site. Sewer is not available. Septic will be handled on site in accordance with Vanderburgh County Health Department Regulations.

TEMPORARY EROSION CONTROL: (During Construction.) Slopes of 0% - 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 and 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 5 days of soil disturbance and must remain until final grading and shaping.

CORNERS: All corners are marked as noted.

ADJACENT PROPERTY OWNERS:

1. Mr. and Mrs. Don Stucki, 1301 Laubscher Road, Evansville, IN 47711
2. Mr. Ron R. Meyer, 1515 Laubscher Road, Evansville, IN 47710
3. Mr. and Mrs. Arthur D. Johnson, 1344 Laubscher Road, Evansville, IN 47710
4. Erection Leasing Inc., 1609-A Allen's Lane, Evansville, IN, 47710
5. Mr. and Mrs. James B. Martin III, 6920 Laura Court, Evansville, IN 47710
6. Mr. and Mrs. Jerry L. Stucki, 1401 Laubscher Road, Evansville, IN 47711.

WD8\STUKINOT.2