93-26311

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 28 1993

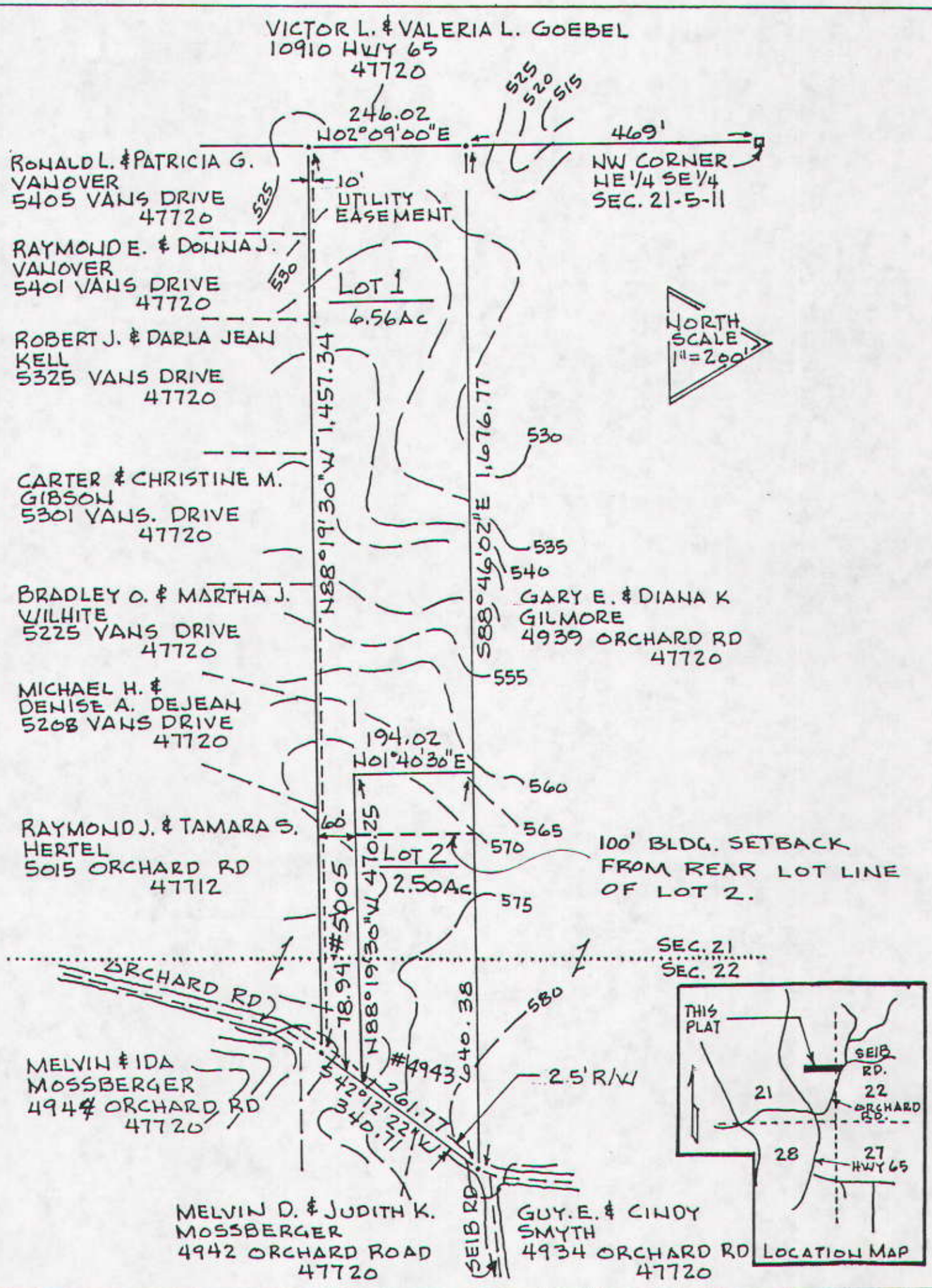
Tom Humphrey
AUDITOR
5386

MS-179

RECEIVED FOR RECORD
at 2:56 P M.
SEPT. 28 1993
Plat Drawer MS
Card 179
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

BORMAN MINOR SUBDIVISION



AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, STEVEN E. HAHN 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 AUGUST 11, 1993 Steven Hahn

STEVEN E. HAHN REGISTERED No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

RANDALL L. BORMAN
KELLEY R. BORMAN

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS BORMAN MINOR SUBDIVISION

Randall L Borman
RANDALL L. BORMAN

Kelley R Borman
KELLEY R. BORMAN

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 PUBLIC SEAL INDIANA

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 24 DAY OF September 1993.

MY COMMISSION EXPIRES:

Vera M Clayton
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Vera M. Clayton
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 SEPTEMBER 28, 1993

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE 9-28-93

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

BORMAN MINOR SUBDIVISION

LEGAL DESCRIPTION:

Part of the Northeast Quarter of the Southeast Quarter of Section 21 and the Northwest Quarter of the Southwest Quarter of Section 22; Township 5 South; Range 11 West of the Second Principal Meridian in German Township, Vanderburgh County, Indiana more particularly described as:

Beginning at the Northwest Corner of the Northeast Quarter of the Southeast Quarter of said Section 21, thence South, along the West line, a distance of 469 feet, to the true place of beginning, thence S88-46-02E a distance of 1,676.77 feet to the center of Orchard Road, thence S42-12-22W a distance of 340.71 feet to the Northeast corner of Van's Subdivision, thence N88-19-30W, along the North line, a distance of 1,457.34 feet, to the Northwest corner of Van's Subdivision and the West line of said Quarter Quarter section, thence N02-09-00E a distance of 246.02 feet to the place of beginning containing 9.06 acres more or less.

GENERAL NOTES:

ZONING: Agricultural

UTILITIES: Gas and Electric is available from Southern Indiana Gas and Electric. Telephone service is available from Indiana Bell Telephone Company. Water is available from the German Township Water District, Inc. An On-Site Waste Disposal System, approved by the Vanderburgh County Sanitarian, will be required.

FLOOD: None of the area lies within the 100 year flood zone according to FIRM Panel No. 180256 0075B for Vanderburgh County, Indiana. (Revised 3/19/82)

SOIL DATA:

HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded
HoC3 - Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded

TEMPORARY CONSTRUCTION EROSION CONTROL:
Slopes of 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 the disturbance of the soil and must remain in place until final grading and shaping. Slopes greater than 6% shall have straw bales and/or erosion blankets in place within 5 days.

EROSION CONTROL OF DITCHES:
Slopes of 0% - 2% shall be mulched and seeded within 45 days of disturbance.
Slopes of 2% - 8% shall be sodded or stabilized with an erosion control mat at the completion of ditch seeding.
Slopes greater than 8% will require rip rap or other approved stabilization at the completion of grading if the total ditch length at the point is greater than 100 lineal feet. Existing storm drainage water ways shall be protected and maintained by the property owner on which the water way is located.

WETLAND DESIGNATION:
The subject tract of land does not lie within or contain any wet land classification as said tract plots by scale on U.S. Department of Interior, Fish and Wildlife Service National Wetlands Inventory Map.

OWNERS AND DEVELOPERS:
Randall L. Borman &
Kelley R. Borman
1504 Harmony Way
Evansville, Indiana
47712

SURVEYOR AND ENGINEER:
Steven E. Hahn, S0174, 14593
801 Mels Drive
Evansville, Indiana
47712