93-28344

AREA PLAN COMMISSION OFFICIAL FORM

RECEIVED FOR RECORD
at 11:16 A M.
OCTOBER 19 1993
Plat Drawer MS
Card 184
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-184

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

5808 OCT 19 1993

Tom Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

FLUTY SUBDIVISION

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 disturbance of soil and must remain in place until final grading and shaping. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

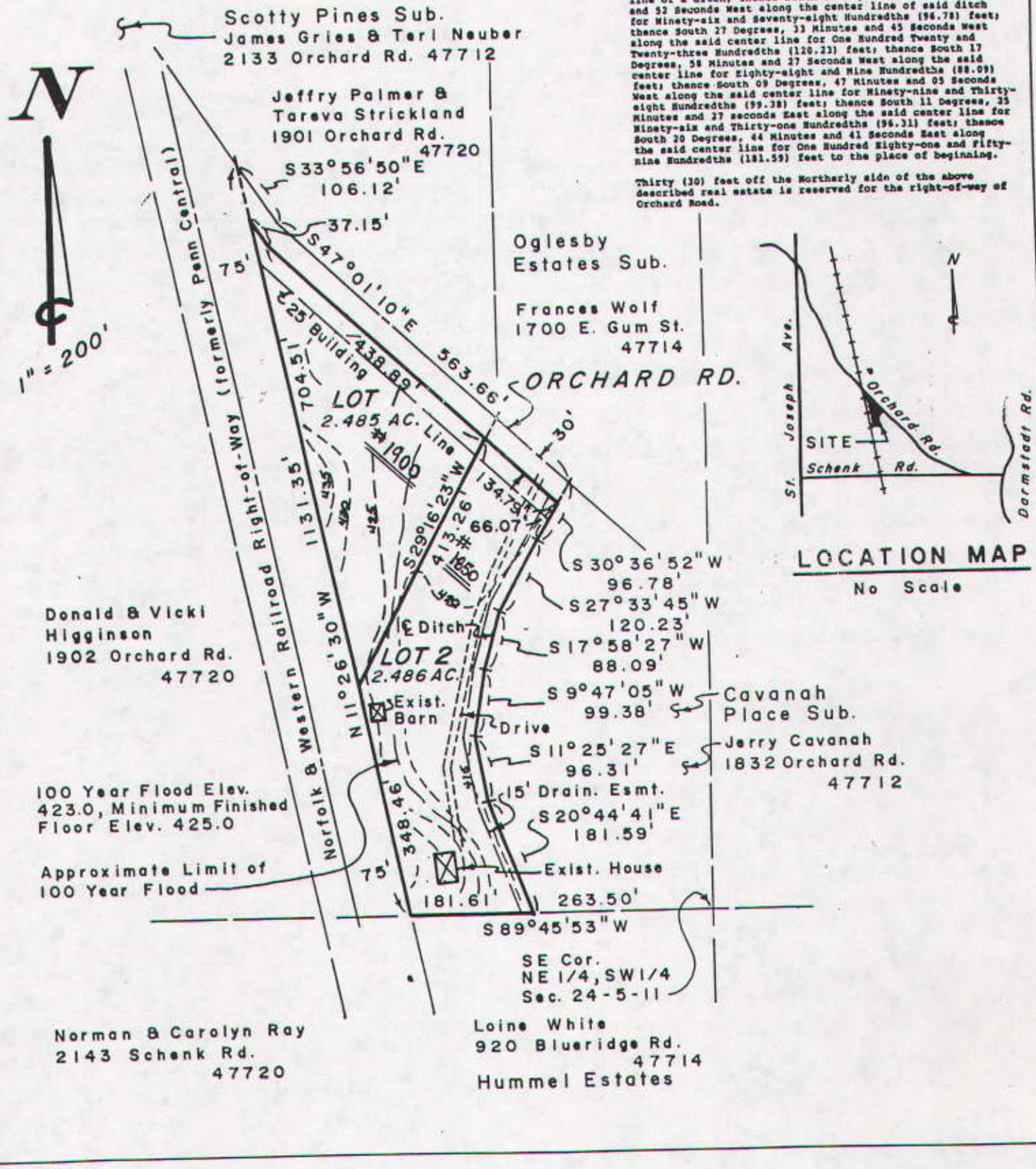
Iron pins at all lot corners
* City water, gas, and electric available at site
Sanitary sewer not available at site

*City Water available by extension.

Part of the Northeast Quarter of the Southwest Quarter of Section Twenty-four (24), Township Five (5) South, Range Eleven (11) West, in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a point on the South line of said Quarter Quarter Section South 89 Degrees, 45 Minutes and 53 Seconds West Two Hundred Sixty-three and Fifty Hundredths (263.50) feet from the Southeast corner thereof; thence continue South 89 Degrees, 45 Minutes and 53 Seconds West along the said South line for One Hundred Eight-one and Sixty Hundredths (181.60) feet to a fence line lying Seventy-five (75.0) feet at right angles from the center line of the Penn Central Railroad; thence North 11 Degrees, 26 Minutes and 30 Seconds West along said fence line and Seventy-five (75.0) feet from the center line of said railroad for One Thousand One Hundred Thirty-one and Thirty-five Hundredths (1131.35) feet to a point on the center line of Orchard Road; thence South 33 Degrees 56 Minutes and 50 Seconds East along the said center line for One Hundred Six and Twelve Hundredths (106.12) feet; thence South 47 Degrees, 01 Minute and 10 Seconds East along the said center line for Five Hundred Sixty-three and Sixty-six Hundredths (563.66) feet to the center line of a ditch; thence South 30 Degrees, 36 Minutes and 52 Seconds West along the center line of said ditch for Ninety-six and Seventy-eight Hundredths (96.78) feet; thence South 27 Degrees, 33 Minutes and 45 Seconds West along the said center line for One Hundred Twenty and Twenty-three Hundredths (120.23) feet; thence South 17 Degrees, 58 Minutes and 27 Seconds West along the said center line for Eighty-eight and Nine Hundredths (88.09) feet; thence South 09 Degrees, 47 Minutes and 05 Seconds West along the said center line for Ninety-nine and Thirty-eight Hundredths (99.38) feet; thence South 11 Degrees, 25 Minutes and 27 seconds East along the said center line for Ninety-six and Thirty-one Hundredths (96.31) feet; thence South 20 Degrees, 44 Minutes and 41 Seconds East along the said center line for One Hundred Eighty-one and Fifty-nine Hundredths (181.59) feet to the place of beginning.

Thirty (30) feet off the Northerly side of the above described real estate is reserved for the right-of-way of Orchard Road.



SURVEYORS CERTIFICATE

I, Billy T. Nicholson, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STA OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST ALL LOCATIONS NOTED.

DATE 10/14/93 Billy T Nicholson LS

OWNERS CERTIFICATE

Delbert L. Fluty, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SA REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS Fluty Subdivision

Delbert L Fluty

Delbert L. Fluty
1850 Orchard Road
Evansville, IN 47720

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 ABOV SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AN DEED.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF September 1993.

MY COMMISSION EXPIRES: 3/13/96

RESIDENT OF Vanderburgh COUNTY

Barbara A Runyon
NOTARY PUBLIC

BARBARA A. RUNYON
PRINTED

NOTARY PUBLIC 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON OCTOBER 19 1993

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE OCTOBER 19, 1993

PRESIDENT Richard H. Baron, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

8.00pg