94-07675

RECEIVED FOR RECORD

at 3:48 P M.

MARCH 17 1994

Plat Drawer MS

Card 192

BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 17 1994

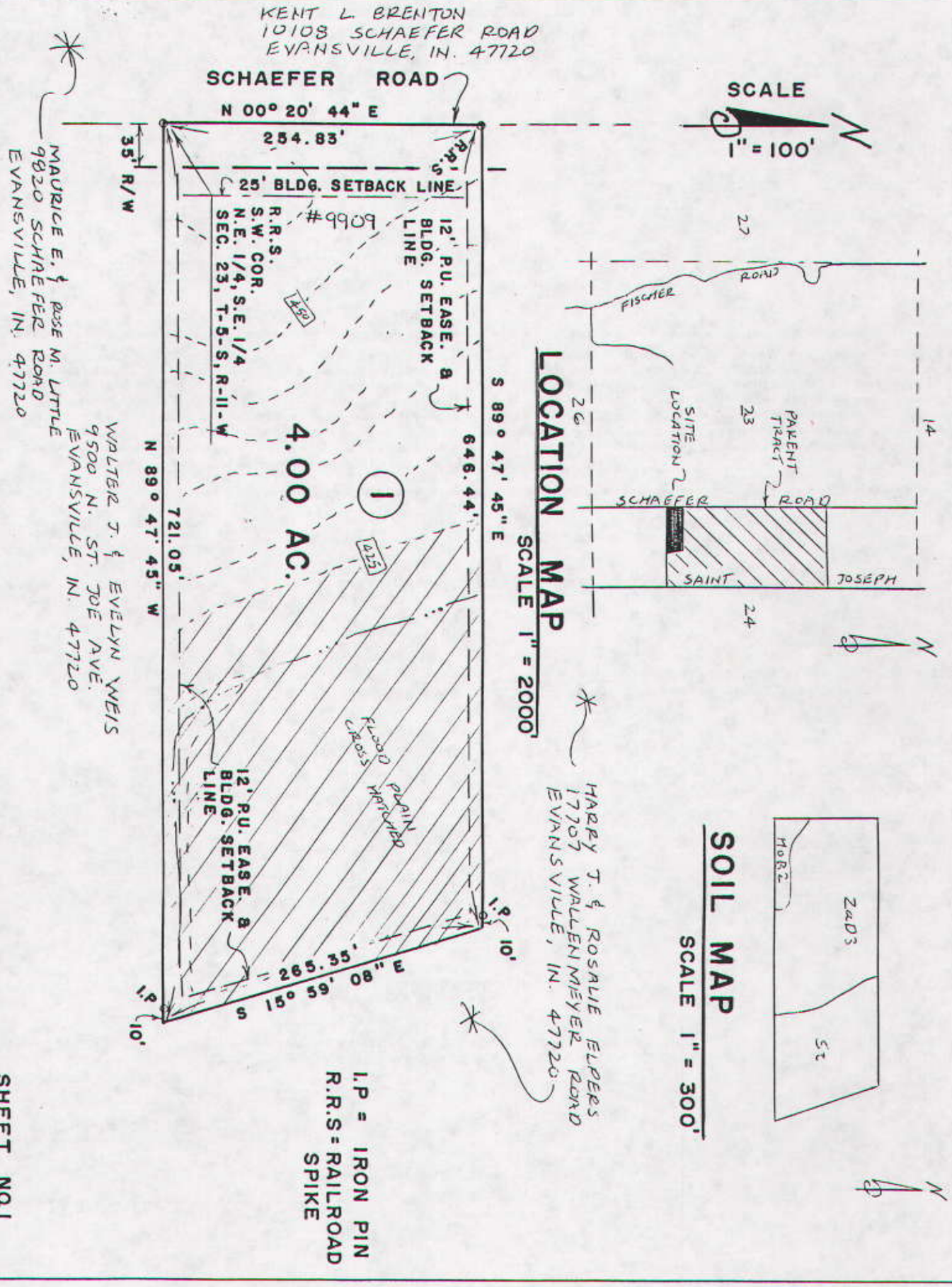
Sam Humphrey
AUDITOR

1498

MS-192

DO NOT WRITE IN SPACE ABOVE THIS LINE

SOMERSET PLACE SUBDIVISION



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 JANUARY 14, 1994 Fred J Kuester

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

OWNERS CERTIFICATE

JAMES SHOPTAUGH, 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 SOMMERSET PLACE

James Shoptaugh
2817 FOREST AVE
EVANSVILLE IN 47712

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 14th DAY OF March 1994

MY COMMISSION EXPIRES: Sept. 23, 1996

Beverly M. Behme
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

BEVERLY M. BEHME
PRINTED

BEVERLY M BEHME
NOTARY PUBLIC STATE OF INDIANA
VANDERBURGH COUNTY
MY COMMISSION EXP. SEPT 23,1996

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 MARCH 17 1994.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MARCH 17, 1994

PRESIDENT

EXECUTIVE DIRECTOR

LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section (23), Township (5) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at a railroad spike marking the Southwest corner of said quarter quarter section; thence North 00 degrees 20 minutes 44 seconds East along the west line of said quarter quarter section two hundred fifty-four and eight-three hundredths (254.83) feet to a railroad spike; thence South 89 degrees 47 minutes 45 seconds East six hundred forty-six and forty-four hundredths (646.44) feet to a point; thence South 15 degrees 59 minutes 08 seconds East two hundred sixty-five and thirty-five hundredths (265.35) feet to a point on the south line of said quarter quarter section; thence North 89 degrees 47 minutes 45 seconds West along said south line seven hundred twenty-one and five hundredths (721.05) feet to the point of beginning.

Containing 4.00 acres more or less.

Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner — Harry J. Elpers
17707 Wallenmeyer Road
Evansville, IN. 47720

2) Utilities — Southern Indiana Gas and Electric is available, German Township water, septic systems must be in compliance with Rule 410 IAC 6-8.1 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 — Elevation 425 is approximatley the 100 year flood elevation as per FIRM panel 75 of 100 August 5, 1991. Finished floor elevation to be 2 feet above the 100 year flood elvevation or 427.

6) Soil Data
HoB2 Hosmer silt loam 2% to 6% slopes, eroded.
ZaD3 Zanesville silt loam 12% to 18% slopes, severely eroded.
St Stendal silt loam.