94-07676

AREA PLAN COMMISSION OFFICIAL COPY

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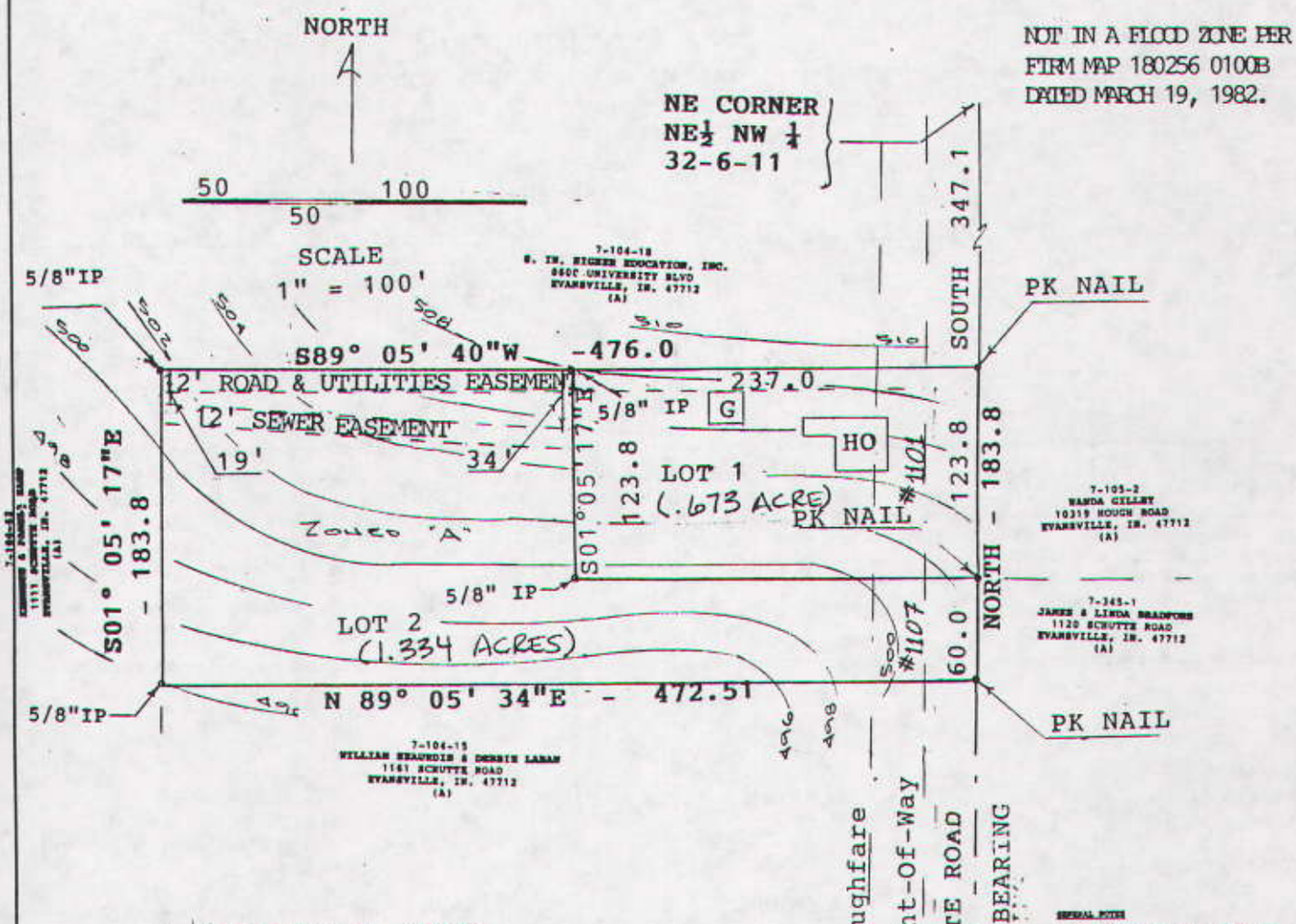
at 3:49 P M.
MARCH 17, 1994
Plat Drawer MS
Card 193
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

MS-193

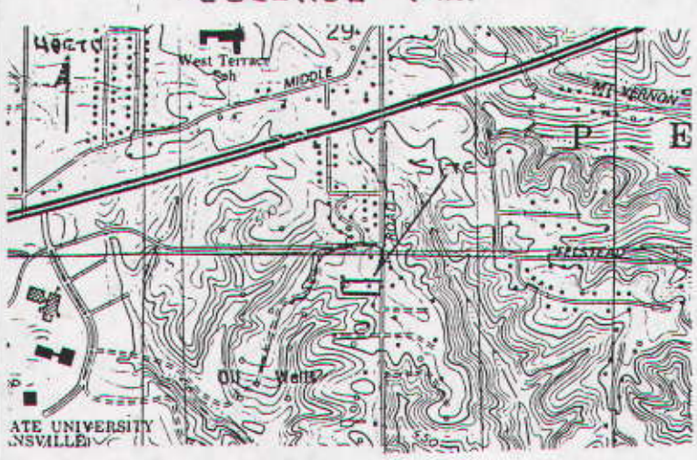
1500
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAR 17 1994
Sam Humphrey
AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

HOLTZMEIER PLACE



LOCATION MAP



GENERAL NOTES

1. Owner/Developer: Marjorie Holtzmeier
2. Utilities: Water, gas and electric, and sewer will be at the site.
3. Erosion Control: All distributed areas to be moist seeded; slopes exceeding 18% shall be seeded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Seeing: All surrounding property and subdivision are seeed ag.
5. Flood Plain Data: Property is located outside the 100 year flood zone according to FIRM panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
A1B2 - Alford Silt Loam: 2 to 8% slopes
A1C3 - Alford Silt Loam: 6 to 12% slopes
7. All access easements require an 18" culvert at the road frontage.
8. All culverts shall be designed to discharge the runoff from a 25-year storm.
9. Straw bales at entrance of culvert and downstream boundary lines for retention of water and silt.

LEGAL DESCRIPTION

Part of Northeast Quarter of the Northwest of Section 32, Township 6 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a Railroad Spike found at the Northeast Corner of said Quarter Quarter Section, thence South, along the East line thereof, a distance of 347.1 feet to a PK Nail set at the Point of Beginning; thence South 89° 05' 40" West a distance of 476.0 feet to a 5/8" iron pin, set; thence South 01° 05' 17" East to a 5/8" iron pin, set; thence North 89° 05' 34" East a distance of 472.51 to a PK Nail set on the East line of said Quarter Quarter Section; thence North, along said East line, a distance of 183.8 feet to the Point of Beginning and containing 2.08 acres, more or less.

Subject to the Right-of-Way of Schutte Road and all recorded Easements and Right-of-Ways.

1" = 2000'

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.

SURVEYORS CERTIFICATE

I, WILLIAM Y. BIVINS, 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 2/22/94

2/22/94

WILLIAM Y. BIVINS

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Brete L. Lottes
Kerri J. Lottes
Marjorie Holtzmeier, 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 Holtzmeier Place

Marjorie Holtzmeier
MARJORIE HOLTZMEIER
1101 SCHUTTE ROAD
EVANSVILLE, INDIANA 47712

Brete L. Lottes
BRETE L. LOTTES
2009 RAVENSWOOD DRIVE
EVANSVILLE, IN 47714

Kerri J. Lottes
KERRI J. LOTTES
2009 RAVENSWOOD
EVANSVILLE, IN 47714

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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 9TH DAY OF MARCH 1994.

MY COMMISSION EXPIRES: 1/18/95

Mary A. Young
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

MARY A. YOUNG
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 MARCH 17 1994.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MARCH 17, 1994

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cummings