AREA PLAN COMMISSION OFFICIAL FORM

94-07989

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 21 1994

Tom Humphrey AUDITOR

1546 (SR)

MS-194

RECEIVED FOR RECORD at 2:22 P.M. March 21 1994

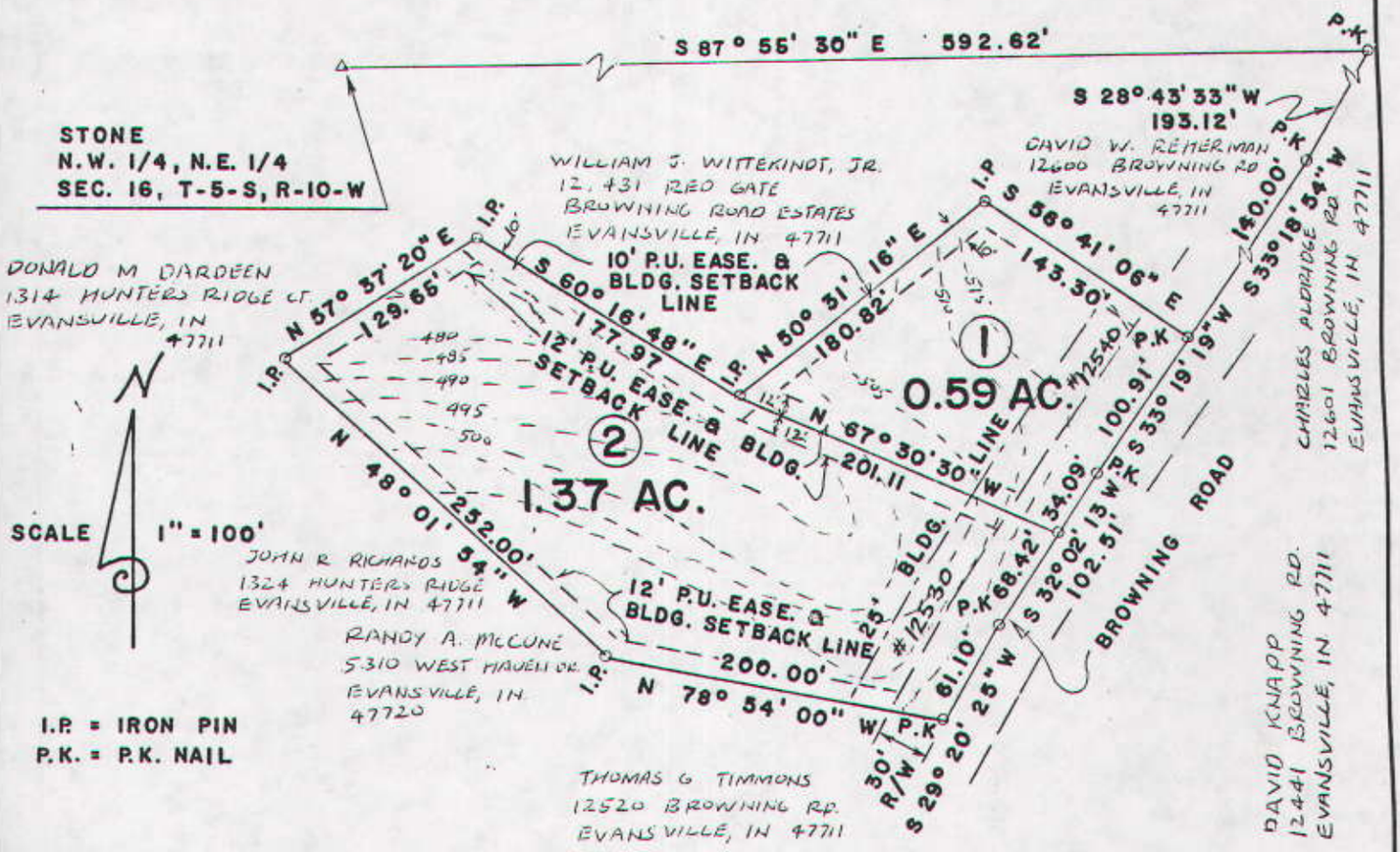
Plat Drawer MS

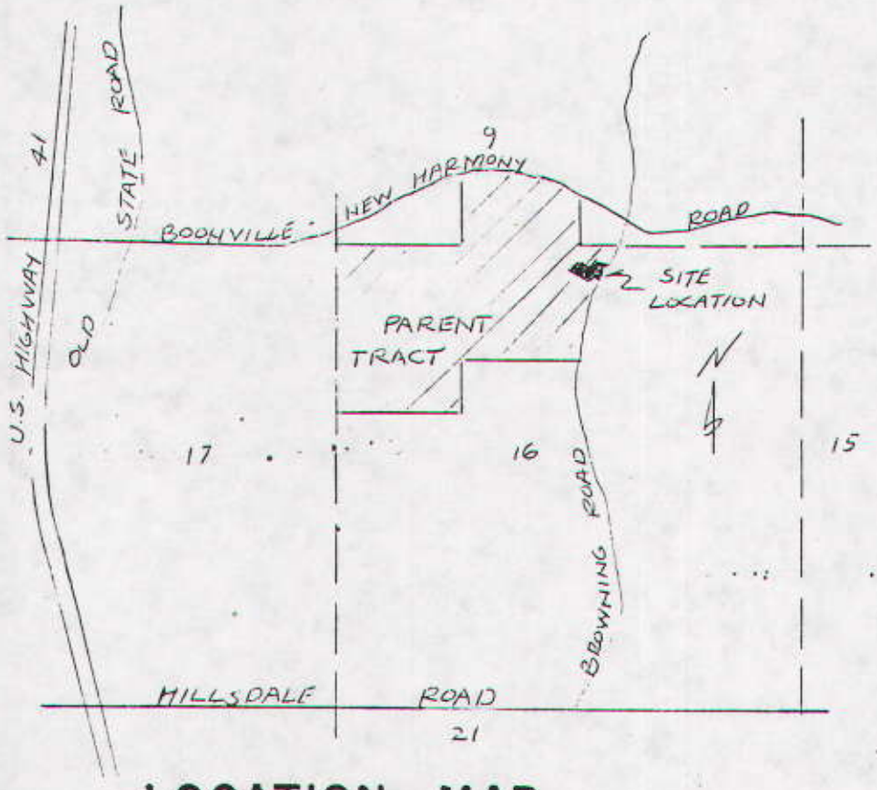
Card 194

BETTY J. HERMANN RECORDER VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

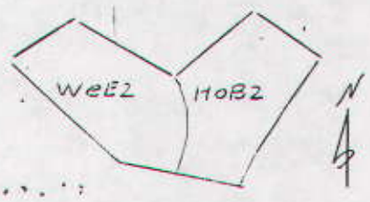
WJW SUBDIVISION





LOCATION MAP

SCALE 1" = 2000'



SOIL MAP

SCALE 1" = 300'

SHEET NO. 1

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 LOCATIONS AS NOTED.

DATE 2-23-94

Fred J. Kuester

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

OWNERS CERTIFICATE

William J. Witherkindt Jr, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS W. J. W. Subdivision

William J. Witherkindt

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 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 8 DAY OF March 1994.

MY COMMISSION EXPIRES: Nov. 8, 1996

Jane M Alvarez
NOTARY PUBLIC

Jane M Alvarez
PRINTED

RESIDENT OF Gibson COUNTY

NOTARY PUBLIC SEAL JANE M. ALVAREZ 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 SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON MARCH 21, 1994.

PRESIDENT Alfred H. Brown, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE MARCH 21, 1994

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LEGAL DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section (16), Township (5) South, Range (10) West in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Quarter Quarter Section; thence South 87 degrees 55 minutes 30 seconds East five hundred ninety-two and sixty-two hundredths (592.62) feet to a P.K. nail in the center line of Browning Road; thence South 28 degrees 43 minutes 33 seconds West along said center line one hundred ninety-three and twelve hundredths (193.12) feet to a P.K. nail; thence South 33 degrees 18 minutes 54 seconds West along said center line one hundred forty and no hundredths (140.00) feet to a P.K nail marking the initial point of beginning of the following described real estate; thence South 33 degrees 19 minutes 19 seconds West along said center line one hundred and ninety-one hundredths (100.91) feet to a P.K. nail; thence South 32 degrees 02 minutes 13 seconds West along said center line one hundred two and fifty-one hundredths (102.51) feet to a P.K. nail; thence South 29 degrees 20 minutes 25 seconds West along said center line sixty-one and ten hundredths (61.10) feet to a P.K. nail; thence North 78 degrees 54 minutes 00 seconds West two hundred and no hundredths (200.00) feet to an iron; thence North 48 degrees 01 minutes 54 seconds West two hundred fifty-two and no hundredths (252.00) feet to an iron; thence North 57 degrees 37 minutes 20 seconds East one hundred twenty-nine and sixty-five hundredths (129.65) feet to an iron; thence South 60 degrees 16 minutes 48 seconds East one hundred seventy-seven and ninety-seven (177.97) feet to an iron; thence North 50 degrees 31 minutes 16 seconds East one hundred eighty and eighty-two hundredths (180.82) feet to an iron; thence South 56 degrees 41 minutes 06 seconds East one hundred forty-three and thirty- hundredths (143.30) feet to a P.K. nail at the point of beginning.

Containing **1.96** acres more or less.
Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) **Owner;** William J. Wittekindt, Jr.
12,431 Red Gate
Browning Road Estate
Evansville, IN. 47711

2) **Utilities;** Southern Indiana Gas and Electric is available, City of Evansville water & sewer system.

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 day of disturbance of soil and must remain in place until final 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;** All property is located outside the 100 year flood zone according to FIRM 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Building Commissioners.

6) **Soil Data;** HoB2 Hosmer Silt Loam 2% to 6% slopes, eroded.

WeE2 Wellston Silt Loam 18% to 25% slopes, eroded.

7) **Access;** **Access dimensions and location must be in accordance with the EUTS Access Standards Manual.**