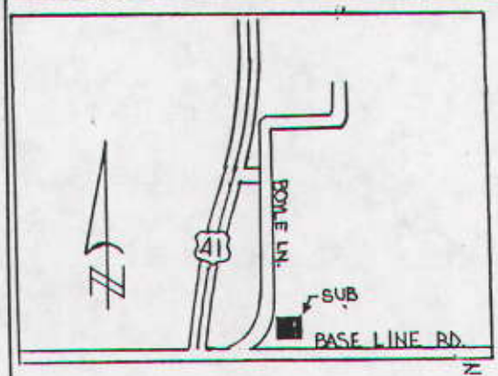
AREA PLAN COMMISSION OFFICIAL FORM

94-20328
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
AUG - 2 1994
Tom Humphrey
AUDITOR
4504

MS-199

DO NOT WRITE IN SPACE ABOVE THIS LINE

BENGERT ESTATES



VICINITY MAP
SCALE: 1" = 2000'

RECEIVED FOR RECORD
at 11:21 a.m.
Aug. 2 1994
Plat Drawer MS
Card 199
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Control # 0058

SCALE: 1" = 100'
(R) = RECORDED
(M) = MEASURED
DATE: 3-28-94

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 APRIL 4, 1994 Ralph A. Easley

RALPH A. EASLEY REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Richard and Ruth Bengert and Richard W. and Rebecca A. Bengert, 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 Bengert Estates

Richard Bengert

Ruth Bengert

Richard W. Bengert

Rebecca A. Bengert

(All owners at 15435 McCutchan Road, Evansville, Indiana 47711, 812/867-5595)

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 4th DAY OF April 199 4

MY COMMISSION EXPIRES: 5/15/96

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Warrick COUNTY

Judith Woodall
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 8-2 199 4.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE August 2, 1994

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section 32, Township 4 South, Range 10 West in Vanderburgh County, more particularly described as follows:

Beginning at the Southeast Corner of the Southeast Quarter, of the Southwest Quarter of Section 32, Township 4 South, Range 10 West; thence along the South line of said Quarter, Quarter;

1st: South 89 Degrees 40 Minutes 20 Seconds West,a distance of 304.30 feet to the intersection of Boyle Lane and Baseline Road; thence along the centerline of Boyle Lane;

2nd: North 40 Degrees 15 Minutes 25 Seconds East,a distance of 211.59 feet; thence continuing along said centerline of Boyle Lane

3rd: Around a curve to the left through a central angle of 17 Degrees 31 Minutes 15 Seconds an arc distance of 221.21 feet,a radius of 723.41 feet and a chord bearing of North 31 Degrees 03 Minutes 39 Seconds East with a distance of 220.35 feet to a PK nail; thence continuing along said centerline of Boyle Lane

4th: North 19 Degrees 39 Minutes 57 Seconds East,a distance of 63.66 feet to a PK nail; thence

5th: North 89 Degrees 43 Minutes 27 Seconds East,a distance of 32.40 feet to a 5/8" rebar (LS 0006) in the West line of the Southwest Quarter of the Southeast Quarter of said Section 32; thence

6th: North 89 Degrees 43 Minutes 27 Seconds East,a distance of 209.00 feet to a 1/2" iron rod; thence

7th: South 00 Degrees 01 Minutes 36 Seconds East,a distance of 209.00 feet to a 1/2" iron rod; thence

8th: South 89 Degrees 44 Minutes 11 Seconds West,a distance of 209.10 feet to a 1 1/4" iron pipe (12" below grade);

9th: Thence South 00 Degrees 00 Minutes 00 Seconds East,a distance of 200.00 feet to the point of beginning, containing or 2.32 acres, more or less.

SUBJECT TO the right of way for Boyle Lane 30 feet in width easterly along course number 2 through course number 4 and to the right of way for Baseline Road 30 feet in width northerly along course number 1.

General Notes:

1. Owners/Developers: Richard Bengert and Ruth Bengert and Richard W. Bengert and Rebecca A. Bengert; 15435 McCutchan Rd. Evansville, Indiana 47711; Phone 812/867-5595.
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville provides water service. Evansville City sewer to be extended to the site.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which shall be used primarily for fall planting) within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more that 6% shall have straw bales and/or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: The above described property is not located in a flood plain as per FIRM Panel 180256 0015 C dated August 5, 1991.
5. Zoning: The above describe property is zoned Agricultural.
6. Adjacent Property Owners:

Russell Howard; PO Box 456 Effingham, IL 62401

James and Anna Mae Croft; 706 E. Baseline Rd. Evansville, IN 47711.

Marlin Silke, C.S.R.; 19533 Barton Road, Evansville, IN 47711.

Southern Indiana Properties; P.O. Box 20006; Evansville, Indiana 47708.