94-20330

~~94-20329~~

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG - 2 1994

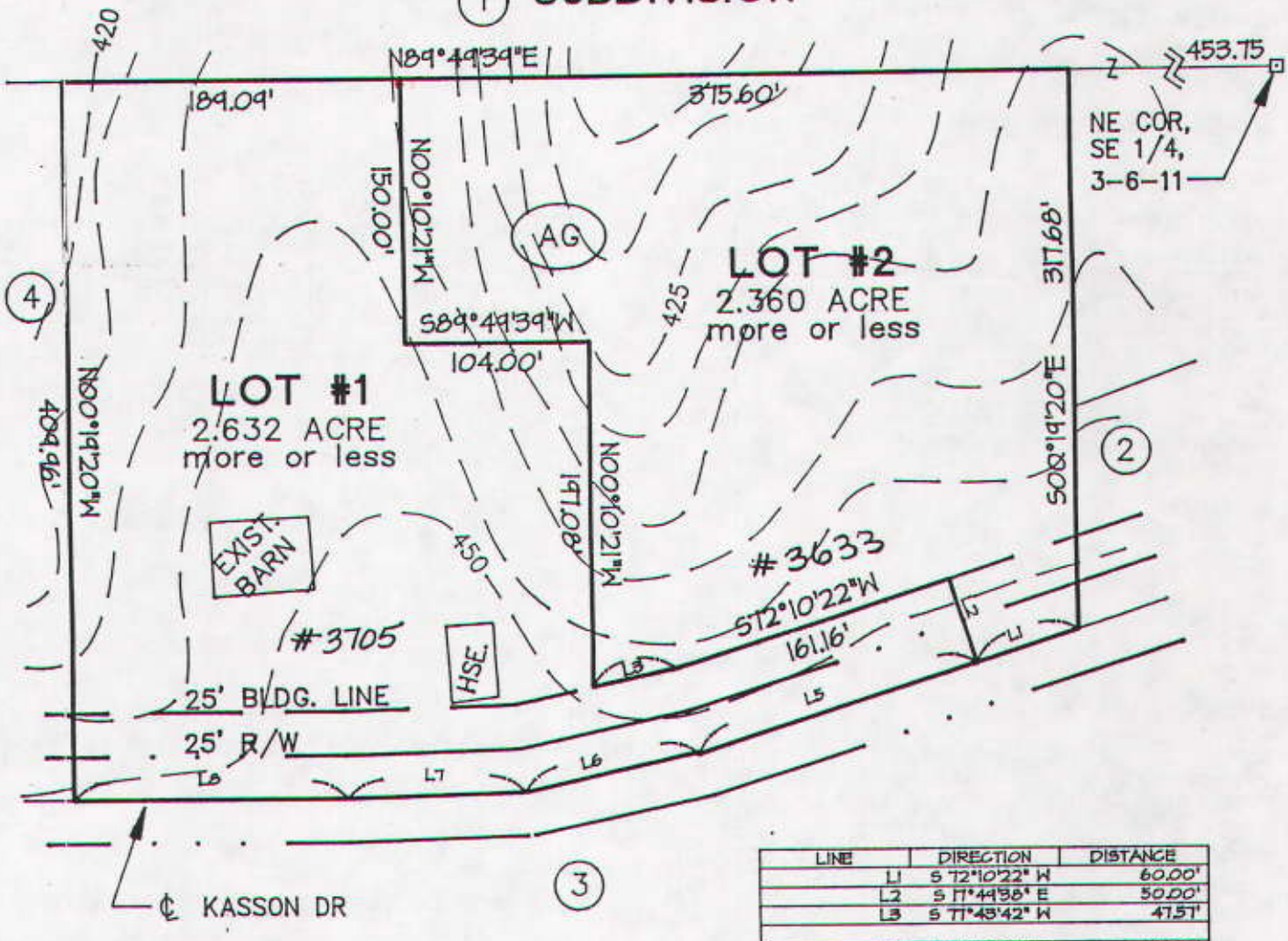
Tom Humphrey
AUDITOR
4505

MS-201

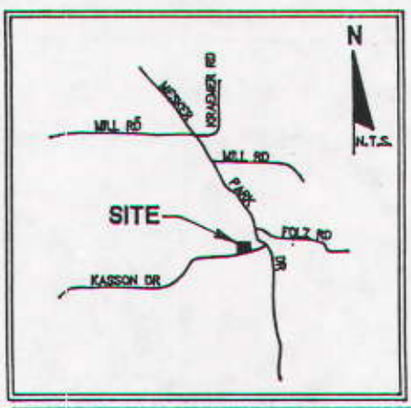
RECEIVED FOR RECORD
at 11:25 a.M.
Aug 2 1994
Plat Drawer MS
Card 201
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Control # 0000

DO NOT WRITE IN SPACE ABOVE THIS LINE

SCHEU SUBDIVISION



LINE	DIRECTION	DISTANCE
L1	S 72°10'22" W	60.00'
L2	S 71°44'38" E	50.00'
L3	S 71°48'42" W	47.51'
L5	S 72°10'22" W	163.59'
L6	S 71°48'42" W	100.00'
L7	N 88°02'21" E	100.00'
L8	S 89°40'59" W	155.66'



ACAD12 C:\drawings\SCHEU1.DWG Rev.071894

0 25 50 100
1" = 100'

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

I, DAVID L. SAVAGE, 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 8-1-94

D L Savage

INDIANA LS # 870014

DAVID L. SAVAGE REGISTERED No. 870014 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, 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 SCHEU SUBDIVISION

Anthony L Scheu

ANTHONY L. SCHEU
3705 KASSON DR.
EVANSVILLE, IN 47702

Jane L. Scheu

JANE L. SCHEU
SAME

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 THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 1st DAY OF August 1994.

Beverly M. Behme

NOTARY PUBLIC

MY COMMISSION EXPIRES:

RESIDENT OF Vanderburgh COUNTY

BEVERLY M BEHME
PRINTED 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 SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON 8-2, 1994.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE AUGUST 2, 1994

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description

Part of the southeast 1/4 of Section 3, Township 6 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Commencing at the northeast corner of said 1/4 section, thence S 89-49-39 W along the north line of said 1/4 section 453.75' to the true place of beginning; thence S 0-19-20 E, 317.68' to the center of Kasson Drive; thence S 72-10-22 W along the center of Kasson Drive for 223.59'; thence S 77-43-42 W along said center 100.00'; thence S 88-02-21 along said center 100.00'; thence S 89-40-59 W along said center 153.66'; thence N 00-19-20 W, 409.96' to a point on said north line; thence N 89-49-39 E along said north line 564.68' to the place of beginning, containing 4.992 acres, more or less. Subject to a public road right-of-way 25' in width along the entire south side.

GENERAL NOTES

OWNERS: Anthony L. & Jane L. Scheu, 3705 Kasson Dr., Evansville, IN 47702

ZONING: The subject property is currently zoned AG as shown. All abutting property is zoned AG.

FLOOD PLANE DATA: Per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991, all portions of the proposed subdivision are in Zone C, signifying "areas of minimal flooding."

UTILITIES: Telephone, gas, and electric are available at the site. Sewer is not available. Septic will be handled on site in accordance with Vanderburgh County Health Department Regulations. Until such time city water is extended, the only available water source is potable.

TEMPORARY EROSION CONTROL: (During Construction.) Slopes of 0% - 6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat within forty-five (45) days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain until final grading and shaping.

CORNERS: All corners are marked as noted.

ADJACENT PROPERTY OWNERS:

1. Gerald L. & Loretta F. Niemeier, 5420 Mesker Pk. Dr., Evansville, IN 47720
2. Louis J. & Sherrie L. Schaefer, 3511 Kasson Dr., Evansville, IN 47720
3. Eugene C. & Cladys S. Ludwig, 2850 Folz Rd., Evansville, IN 47720
4. Anthony L. & Jane L. Scheu, 3705 Kasson Dr., Evansville, IN 47720

SCHEUNOT