95-06224

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 27 1995

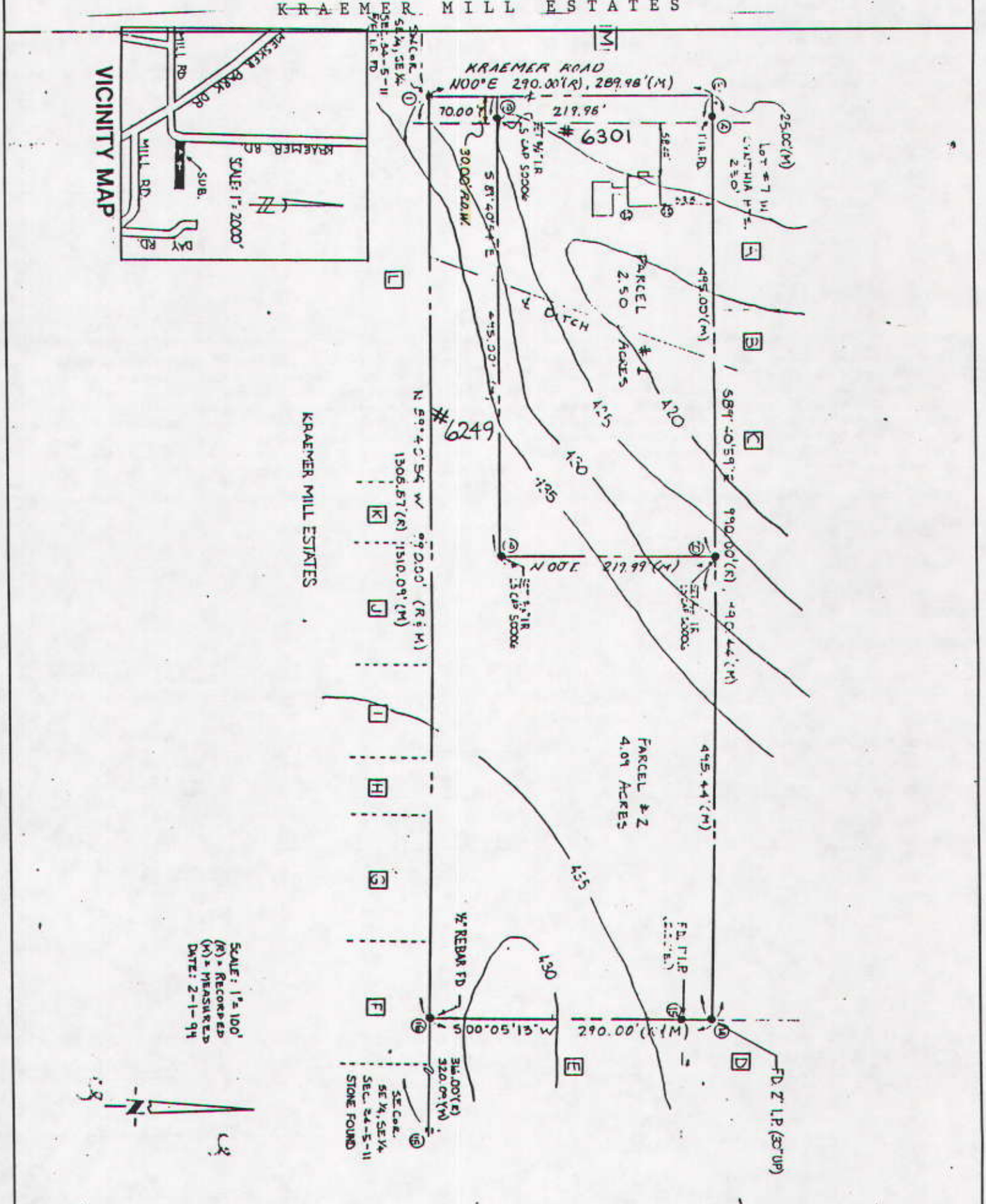
Suzanne M Crouch
AUDITOR
1520

MS-211

RECEIVED FOR RECORD
at 10:57 A.M. Mar. 27 19 95
CTRL. # 0058
BETTY J. HERMAN, RECORDER
VANDERBURGH COUNTY
PLAT DRAWER MS
CARD 211

DO NOT WRITE IN SPACE ABOVE THIS LINE

KRAEMER MILL ESTATES



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 14, 1994

Ralph A. Easley Jr.

Andy Easley Engineering
1133 W. Mill Road, Suite 205
Evansville, Indiana 47710

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

OWNERS CERTIFICATE

Tom N. Baumgart and
Mary L. Baumgart, 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

Kraemer Mill Estates

Tom N. Baumgart

Tom N. Baumgart
1003 E. Heerdink Ave.
Evansville, IN 47711
812/422-2059

Mary L. Baumgart

Mary L. Baumgart
6301 Kremer Road
Evansville, IN 47720
812/963-3212

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 13th DAY OF April 1994.

MY COMMISSION EXPIRES: 5/15/96

RESIDENT OF Warrick COUNTY

Judith Woodall
NOTARY PUBLIC

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 MARCH 27, 1995

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE MARCH 27, 1995

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

Part of the Southeast Quarter of the Southeast Quarter of Section 34, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 5/8" iron rod at the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section

1st: North 00° East 289.98 feet; thence

2nd: South 89° 40' 59" East 990.44 feet to a 2" iron pipe; thence

3rd: South 00° 05' 13" West 290.00 feet to a 1/2" rebar in the South line of said Quarter, Quarter Section; thence along said South line

4th: North 89° 40' 54" West 990.00 feet to the point of beginning, containing 6.59 acres, more or less.

SUBJECT TO the right of way for Kraemer Road, 30 feet in width, and lying Easterly of and adjacent to the 1st course.

General Notes:

1. Owners/Developers: Tom Baumgart; 1003 E. Heerdink Ave. Evansville, IN 47711.; 812/422-2059
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. German Township water district provides water service. Septic tanks are needed.
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 than 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 0075 C dated August 5, 1991.
5. Zoning: The above described property is zoned Agricultural
6. Adjacent Property Owners:

A Joseph A. & Cecilia M. Elpers; 11050 Cynthiana Rd. Evansville, IN 47720. DR. 5, CD. 7138.

B James & Marilou Borries; 6431 Kremer Rd. Evansville, IN 47720. DR. 5, CD. 7138

C Same parcel of Land as A

D Brian Scott Kissel; 6508 Day Rd. Evansville, IN 47720. D.R. 655, P.535.

E Bernard & Cecelia May Mayer; 6308 Day Rd. Evansville, IN 47720.

F Jean A. Tarr; 3611 W. Mill Rd. Evansville, IN 47720.

G Jean A. Tarr; 3611 W. Mill Rd. Evansville, IN 47720.

H Stephen & Melony M. Hurm; 3619 W. Mill Rd. Evansville, IN 47720. DR. 8, CD. 1744.

I Robert & Ruth Ann Harker; 3701 W. Mill Rd. Evansville, IN 47720. V. 548 P. 369.

J Eli Beyer L/E Mahrenholz, Roy C.; 3705 W. Mill Rd. Evansville, IN 47720. DR. 4, CD. 4641.

K Eli Beyer L/E Mahrenholz, Roy C.; 3705 W. Mill Rd. Evansville, IN 47720. DR. 4, CD. 4641.

L H. & Madelyn M. Kraemer; 6185 Mesker Park Dr. Evansville, IN 47720. DR. 5, CD. 7138.

M Frank J. & Dorothy Eckert; 6300 Kraemer Rd. Evansville, IN 47720.