AREA PLAN COMMISSION OFFICIAL FORM

95-22151

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 27 1995

AUDITOR 5339

RECEIVED FOR RECORD at 2:47 P M. SEPT 27 19 95

Plat Drawer MS

Card 227

BETTY J. HERRMANN, RECORDER VANDERBURGH COUNTY 0110

MS-227

DO NOT WRITE IN SPACE ABOVE THIS LINE

WALNUT HILLS ESTATES II (Phase 3)

LEGAL DESCRIPTION

Part of the West half of the South half of the West half of the Southwest quarter of Section (7) and a part of the Northwest quarter of the Northwest quarter of Section (18), all in Township (5) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at the Southwest corner of Section (7), Township (5) South, Range (11) West; thence North along the West line of said section (7) seven hundred ninety-eight and eighty-nine hundredths (798.89) feet to an iron; thence North 66 degrees 55 minutes 39 seconds East twenty-six and no hundredths (26.00) feet to an iron; thence South 62 degrees 34 minutes 10 seconds East seventy three and forty hundredths (73.40) feet to an iron; thence South 38 degrees 25 minutes 50 seconds East one hundred fifty-four and no hundredths (154.00) feet to an iron; thence South 42 degrees 34 minutes 33 seconds East sixty-seven and sixty-seven hundredths (67.67) feet to an iron; thence North 82 degrees 14 minutes 13 seconds East thirty-six and ninety-two hundredths (36.92) feet to an iron; thence South 64 degrees 34 minutes 38 seconds East one hundred sixty-five and seventy-five hundredths (165.75) feet to an iron; thence South 36 degrees 15 minutes 17 seconds East two hundred thirty-one and twenty-six hundredths (231.26) feet to an iron; thence South 75 degrees 41 minutes 51 seconds West four hundred nineteen and no hundredths (419.00) feet to an iron; thence South 7 degrees 22 minutes 53 seconds East four hundred seventeen and forty-nine hundredths (417.49) feet to an iron in the center line of Smith-Diamond Island Road; thence South 73 degrees 36 minutes 10 seconds West along said center line one hundred thirty-five and eighty-four hundredths (135.84) feet; thence South 66 degrees 26 minutes 50 seconds West along said center line seventy-eight and twenty hundredths (78.20) feet to a P.K. nail on the West line of said section (18); thence North along said West line two hundred thirty-three and eighty hundredths (233.80) feet to the point of beginning.

Containing 5.91 acres more or less.

Subject to all legal right of ways and or easements.

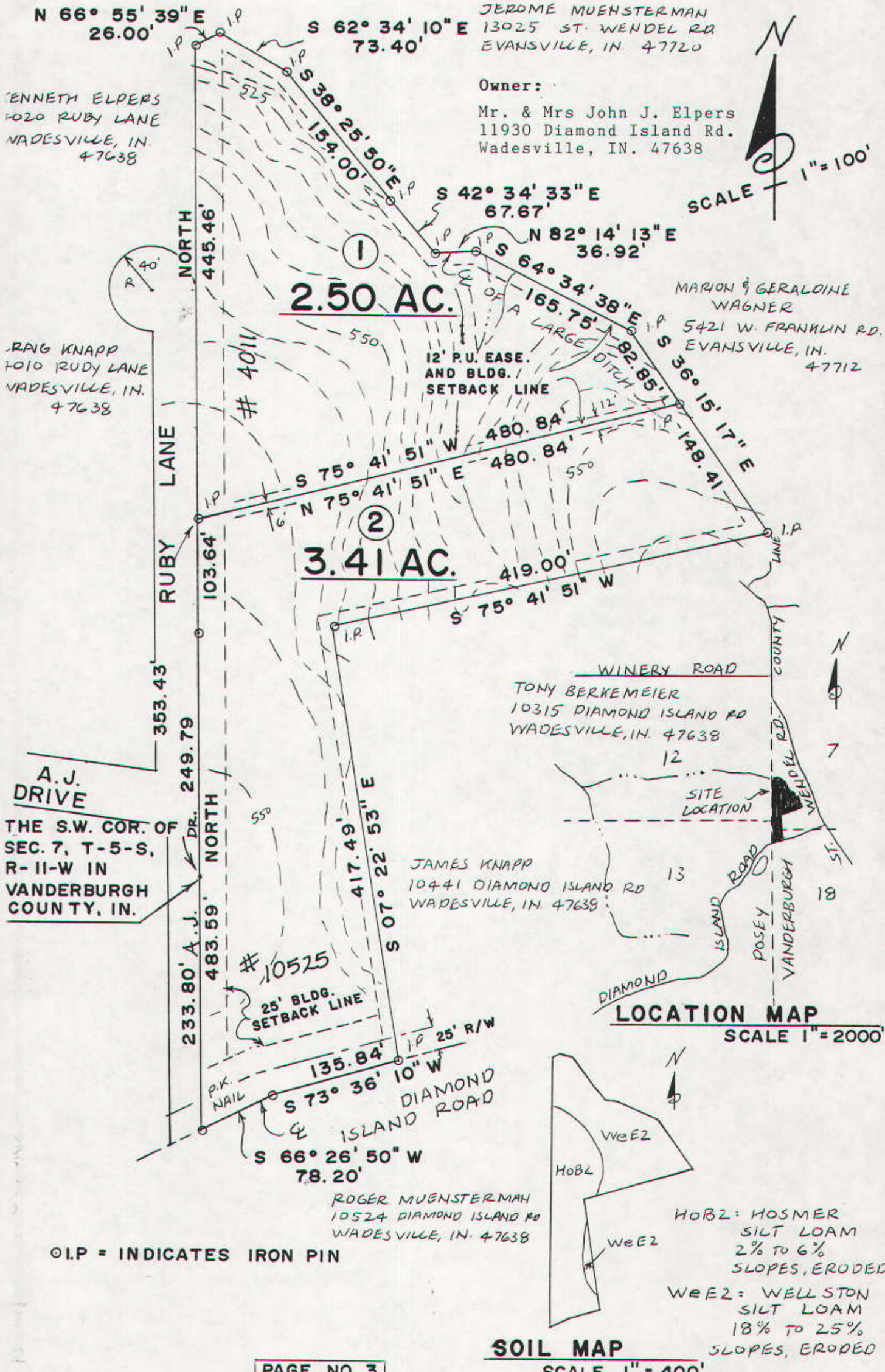
Utilities: Southern Indiana Gas and Electric service is available, German Township Water, private septic systems must be in compliance with 410 IAC 6-8.1

Zoning: Subject property is zoned Agriculture.

Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & wheat will 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 erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM panel 75 of 100 dated August 5, 1991 for Vanderburgh County, Indiana. Minimun finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

AREA PLAN COMMISSION OFFICIAL FORM



LOCATION MAP
SCALE 1" = 2000'

HoB2: HOSMER SILT LOAM 2% TO 6% SLOPES, ERODED

WeE2: WELLSTON SILT LOAM 18% TO 25% SLOPES, ERODED

SOIL MAP
SCALE 1" = 400'

⊙I.P = INDICATES IRON PIN

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 ALL LOCATIONS NOTED.

DATE SEPT. 11, 1995 Fred J. Kuester

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

OWNERS CERTIFICATE

Antoinette V. & John J. Elpers 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 Walnut Hills Estates II, Phase 3

Antoinette V. Elpers

John J. Elpers Sr.

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)
Posey) ss:
COUNTY OF ~~VANDERBURGH~~)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Posey 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 25th DAY OF September 1995.

MY COMMISSION EXPIRES: July 29, 1999

RESIDENT OF Posey COUNTY

Julie M. Mayer
NOTARY PUBLIC

Julie M. Mayer
PRINTED

NOTARY PUBLIC SEAL STATE OF 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 9-26 1995

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE SEPT. 26 1995

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham