95-24361

AREA PLAN COMMISSION OFFICIAL FORM

MS-231

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

OCT 24 1995

Suzanne M Crouch
AUDITOR 5886

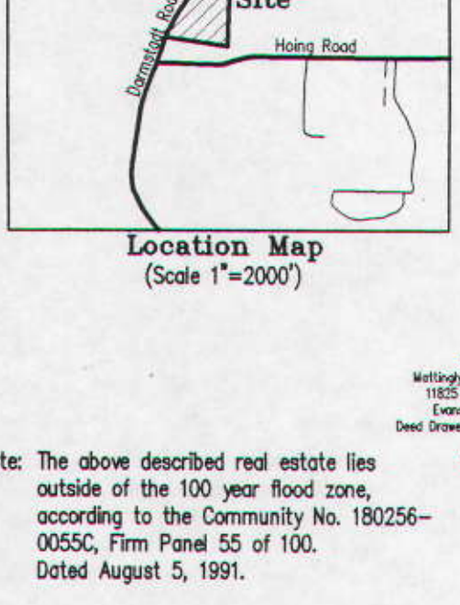
RECEIVED FOR RECORD Oct 24 1995 at 2:24PM

CTRL # _____ BETTY J. HERMANN RECORDER VANDERBURGH CO.

DO NOT WRITE IN SPACE ABOVE THIS LINE

Croce Minor Subdivision

Part of SE 1/4, SE 1/4 Section 12, Township 5 South, Range 11 West
Vanderburgh County, Indiana



Location Map
(Scale 1"=2000')

Note: The above described real estate lies outside of the 100 year flood zone, according to the Community No. 180256-0055C, Firm Panel 55 of 100. Dated August 5, 1991.

N.E. Corner SE 1/4, SE 1/4 Section 12-5-11

N

SCALE 1" = 200'

35-91-51 Scott Twp. Volunteer Fire Dept. c/o Treasurer RR5 Box 87A Evansville, IN 47711 Deed Volume 537, Page 229

S 00°00'17" E 451.21'

480'

470'

31.57'

180'

S 82°40'13" E 246.65'

P.O.B. - Tract 1

N 25°28'21" E 150.61'

35-91-55 Mattingly, Donald A. & Kim 11825 Darmstadt Road Evansville, IN 47711 Deed Drawer 7, Card 7199-7204

C-4

R-1

Lot 2
7.64 Acres
332,798.4 Sq. Ft.

460'

N 28°24'29" E 383.16'

217.85'

532.66'

S 00°00'17" E 837.66'

480'

S 61°35'31" E 378.60'

460'

35-65-48 Bruns, William J. & Rosemary 8515 Whetstone Road Evansville, IN 47711 Deed Drawer 3, Card 4846

AG

Lot 1
1.00 Acres
43,560.0 Sq. Ft.

29.69'

125.14'

N 82°40'03" W 280.81'

104.26'

470'

35-91-32 Inman, Arvel I. & Bertha H. 12812 Darmstadt Road Evansville, IN 47711 Deed Drawer 3, Card 5614

35-91-33 Minton, Roberta L. 12730 Darmstadt Road Evansville, IN 47711 Deed Drawer 7, Card 188

N 61°35'31" W 116.57'

S 28°24'29" W 49.02'

480'

N 28°47'00" E 354.70'

Darmstadt Road 30' R/W #12721

35-91-40 Pepper, Maurin N. & Evilda T. 12720 Darmstadt Road Evansville, IN 47711 Deed Drawer 3, Card 5520

32.23'

N 28°47'00" E 5.30'

N 27°30'30" E 120.00'

N 82°40'01" W 668.02'

24.25'

S. Line SE 1/4, SE 1/4 Sec. 12-5-11

S 89°52'29" W

N. Line NE 1/4, NE 1/4 Sec. 13-5-11

480'

N 21°26'00" E 120.00'

35-93-4 Johnson, Patricia M. & Croce, Joan RR1 Box 196 New Harmony, IN 47631 Deed Drawer 3, Card 5316 Deed Drawer 3, Card 5609

AG

N.E. Corner NE 1/4, NE 1/4 Section 13-11-5

231.24'

S 00°00'17" E

N 19°03'00" E 120.56'

30' R/W Hoing Road

488'

S 89°55'26" W 527.36'

S 85°57'26" W 277.08'

Soils Type:

HoB2 - Hosmer Silt Loam - 2 to 6% Slopes
HoA - Hosmer Silt Loam - 0 to 2% Slopes
HoB3 - Hosmer Silt Loam - 2 to 6% Slopes
ZaD3 - Zanesville Silt Loam - 12 to 18% Slopes

APC
28-MS-95

SURVEYORS CERTIFICATE

I, Danny K. Leek, 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 October 3, 1995

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

Danny K. Leek, Ind. Registration No. S0480
Morley and Associates, Inc.
605 S.E. M L King, Jr. Blvd.
Evansville, IN 47713
(812) 464-9585

OWNERS CERTIFICATE

Joan H. Croce, 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 Croce Minor Subdivision

Joan H. Croce
Re 1, Box 196
New Harmony, IN 47631

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 3rd DAY OF October 1995.

MY COMMISSION EXPIRES: 09/16/98

Deborah J. Masterson
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Deborah J. Masterson
PRINTED

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 10-24 1995.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Barbara L. Cummings 10-24-95

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cummings

CROCE MINOR SUBDIVISION
BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 5 South, Range 11 West, lying in Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point on the east line of said quarter quarter which lies South 00 degrees 00 minutes 17 seconds East 451.21 feet from the northeast corner thereof; thence continue South 00 degrees 00 minutes 17 seconds East along the east line of said quarter quarter section for 837.66 feet; thence North 82 degrees 40 minutes 01 seconds West for 668.02 feet to a point in the center of Darmstadt Road; thence North 28 degrees 47 minutes East along the center of said Darmstadt Road for 354.70 feet; thence North 28 degrees 24 minutes 29 seconds East along the Center of said Darmstadt Road for 383.16 feet; thence North 25 degrees 28 minutes 21 seconds East along the center of said Darmstadt Road for 150.61 feet; thence South 82 degrees 40 minutes 13 seconds East for 246.65 feet to the place of beginning and containing 8.64 acres, more or less.

The above described real estate is subject to a right-of-way 30.00' wide off of the west side thereof for Darmstadt Road, also subject to any legal rights-of-way and easements of record.

General Notes

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 180256 0055 C, dated August 5, 1991, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Utilities: Water is available to be extended to the site and sanitary sewer are available to the site.

Zoning: The subject property is currently zoned C-4 and AG and all abutting property is zoned as shown on the attached plat.

Temporary Erosion Control:

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 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 disturbance of soil and must remain in place until final grading and shaping.

Sanitary Sewer: Darmstadt Sewer Department and the tap-in permit number is 122-12-04 for lot 1 only.