95-29230

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

DEC 18 1995

Suzanne M Crouch
AUDITOR

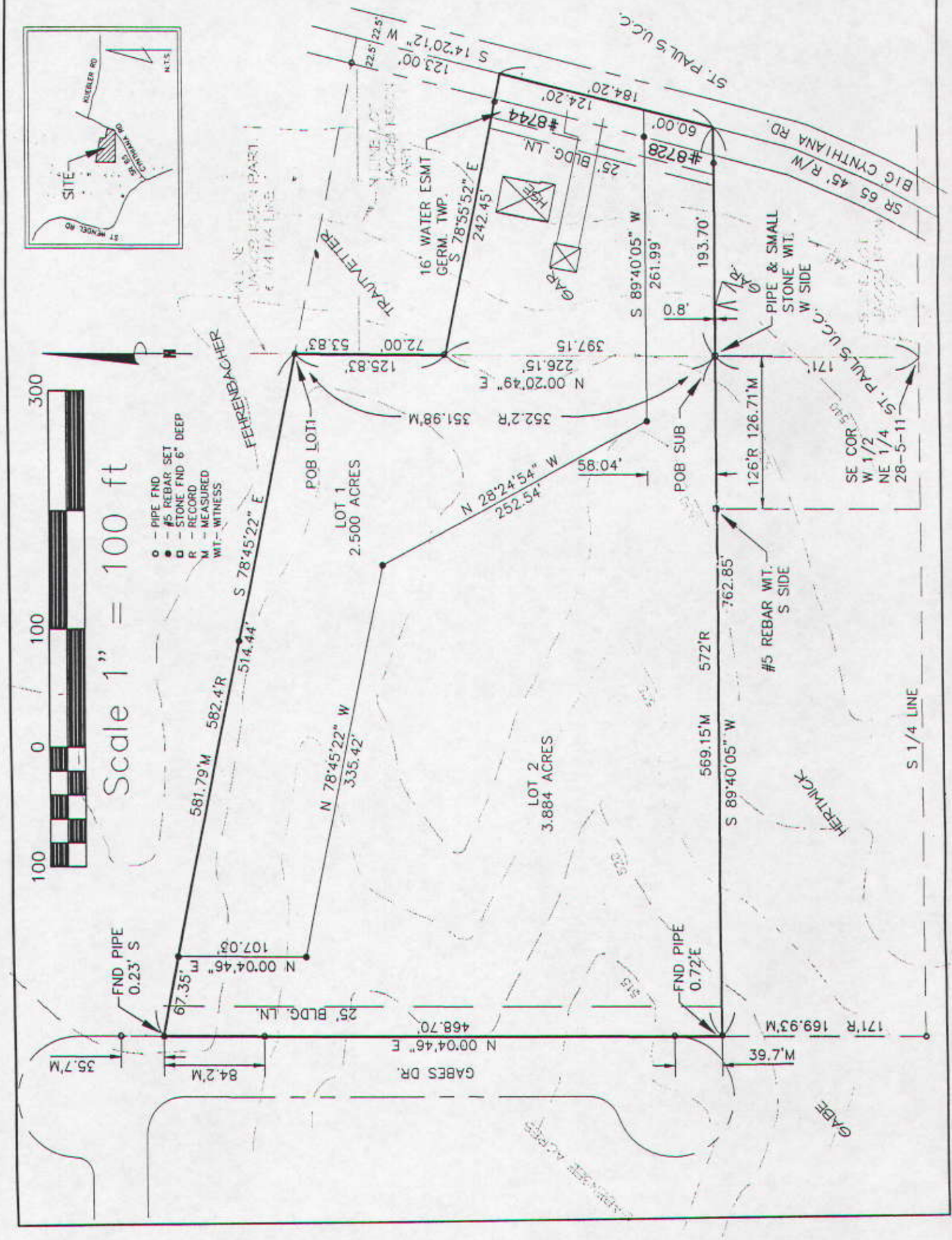
6992 SR

RECEIVED FOR RECORD
at 3:12 PM
Dec. 18 1995
Plat Drawer M3
Card 234
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
0135

MS-234

DO NOT WRITE IN SPACE ABOVE THIS LINE

LYDIA LANE SUBDIVISION



AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description
Rev. 11/7/95

Part of the Northeast 1/4 of Section 28, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana, described as follows:

Beginning at a sandstone on the east line of the West Half of said Northeast 1/4 located N 00°20'49" E 171' from the southeast corner of said West 1/2, said point being also on the west line of Jacob Kron's Partition of said Northeast 1/4 as recorded in the Common Pleas Court Order Book 8, page 307 in the office of the recorder of Vanderburgh County, Indiana, 298.15' south of the northwest corner of Lot 1 in said partition;

thence S 89°40'05" W 569.15' along the north line of Hertwick as recorded in Deed Drawer 7, Card 7467 in said office to the east line of Gabensee Acres as recorded in Plat Book L, Page 35 in said office; thence N 00°04'46" E 468.70' along said east line of said Gabensee Acres to the south line of the real estate granted to Feherenbacher as recorded in Deed Drawer 8, Card 9039 in said office; thence S 78°45'22" E 581.79' along said south line to an iron pipe on the east line of said West 1/2; thence S 00°20'49" W 125.83' along said east line; thence S 78°55'52" E 242.45' to a point on the centerline of Big Cynthiana Rd, said point being S 14°20'12" W 123' from the north line of said Lot 1; thence S 14°20'12" W 184.20' along said centerline; thence S 89°40'05" W 193.70' to the point of beginning containing 6.384 acres, more or less.

Any residual interest in other parts of Lot 1 in said Kron's Partition lying west of Big Cynthiana Road and south of the above described property remains with Thomas K. Gabe and Deborah K. Gabe, husband & wife, their heirs and assigns.

GENERAL NOTES

OWNERS: Thomas K. & Deborah K. Gabe, 5628 Gabes Dr., Evansville, IN 47720
Kyle & Michelle Echard

ZONING: The subject property is currently zoned AG. 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, German Township water, 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.

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 to be marked as noted.

ADJACENT PROPERTY OWNERS:
Thomas K. & Deborah K. Gabe, 5628 Gabes Dr., Evansville, IN 47720
David & Mary Scheller, 5624 Gabes Dr., Evansville, IN 47720
Curtis & Jo Anna Chapman, 5620 Gabes Dr., Evansville, IN 47720
Dennis Fehrenbacher ETAL, 8944 Big Cynthiana Rd., Evansville, IN 47720
Ralph & Linda Trautvetter, 8810 Big Cynthiana Rd., Evansville, IN 47720
St. Paul U.C.C. of German Twp., 8701 Big Cynthiana Rd., Evansville, IN 47720
Thomas Hertwick, 8602 Big Cynthiana Rd., Evansville, IN 47720

WD8\LYDIANOT