96-05227

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 07 1996

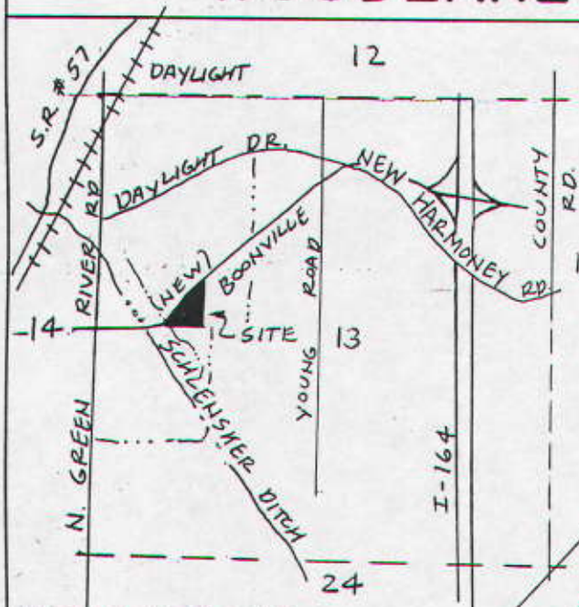
Suzanne M Crouch
AUDITOR
1057

RECEIVED FOR RECORD
at 3:45 P M.
MAR. 7, 1996
Plat Drawer MS
Card [redacted] 236
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTL # 0666

MS-236

DO NOT WRITE IN SPACE ABOVE THIS LINE

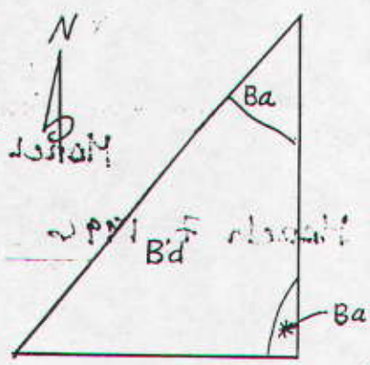
WOODLAKE SUBDIVISION



LOCATION MAP

SCALE 1" = 2000'

PAUL D. JOINER
11715 N. GREEN RIVER RD.
EVANSVILLE, IN.



SOIL MAP

SCALE 1" = 300'

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 Jan. 12th 1996 Fred J Kuester

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

OWNERS CERTIFICATE

David Alan Stuckey, 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 Woodlake Subdivision

David A. Stuckey
David A. Stuckey

Sandra L. Stuckey
Sandra L. Stuckey

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 7 DAY OF March 1996.

MY COMMISSION EXPIRES: 2-3-2000

Billie J. Farrell
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

BILLIE J. FARRELL
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 March 7, 1996

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE March 7, 1996

PRESIDENT Alfred H. Bane

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the West Half of the Northwest Quarter of Section (13), township (5) South, Range (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Southwest corner of said West Half; thence South 89 degrees 19 minutes 56 seconds East eight hundred one and sixty-five hundredths (801.65) feet to an iron at the initial point of beginning of the following described real estate; thence North 39 degrees 28 minutes 20 seconds East along the south right of way line of Boonville-New Harmony Road two hundred three and eighteen hundredths (203.18) feet; thence North 37 degrees 56 minutes 45 seconds East along said right of way line two hundred eighty-nine and thirty-seven hundredths (289.37) feet; thence North 42 degrees 27 minutes 52 seconds East along said right of way line two hundred seventy-three and seventy-seven hundredths (273.77) feet; thence South 00 degrees 55 minutes 08 seconds West five hundred eighty-eight and one hundredths (588.01) feet to an iron marking the Southeast corner of said West Half; thence North 89 degrees 53 minutes 18 seconds West four hundred eighty-two and fifty hundredths (482.50) feet to an iron at the point of beginning.

Containing 3.34 acres more or less.

Subject to all legal right-of-ways and or easements.

GENERAL NOTES:

1) Owner: David A. and Sandra L. Stuckey
6088 Indian Drive
Newburgh, IN. 47630
(812) 853-9154

2) Utilities: Southern Indiana Gas and Electric service is available, private water system, private septic system must be in compliance with 410 IAC 6-8.1

3) Zoning: Subject property is zoned Agriculture:

4) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i.e. rye top & wheat which 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.

5) Flood Data: The property lies in Zone A9 (area of 100 year flood) according to FIRM panel 180256 0025 C dated August 5, 1991 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioner.

6) Soil Data: Bd Birds silt loam

Ba Bartle silt loam