96-08067
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 08 1996
AUDITOR
#1637

RECEIVED FOR RECORD
at 3:28 P.M.
APRIL 8, 1996
Plat Drawer MS
Card ~~0218~~ 238
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

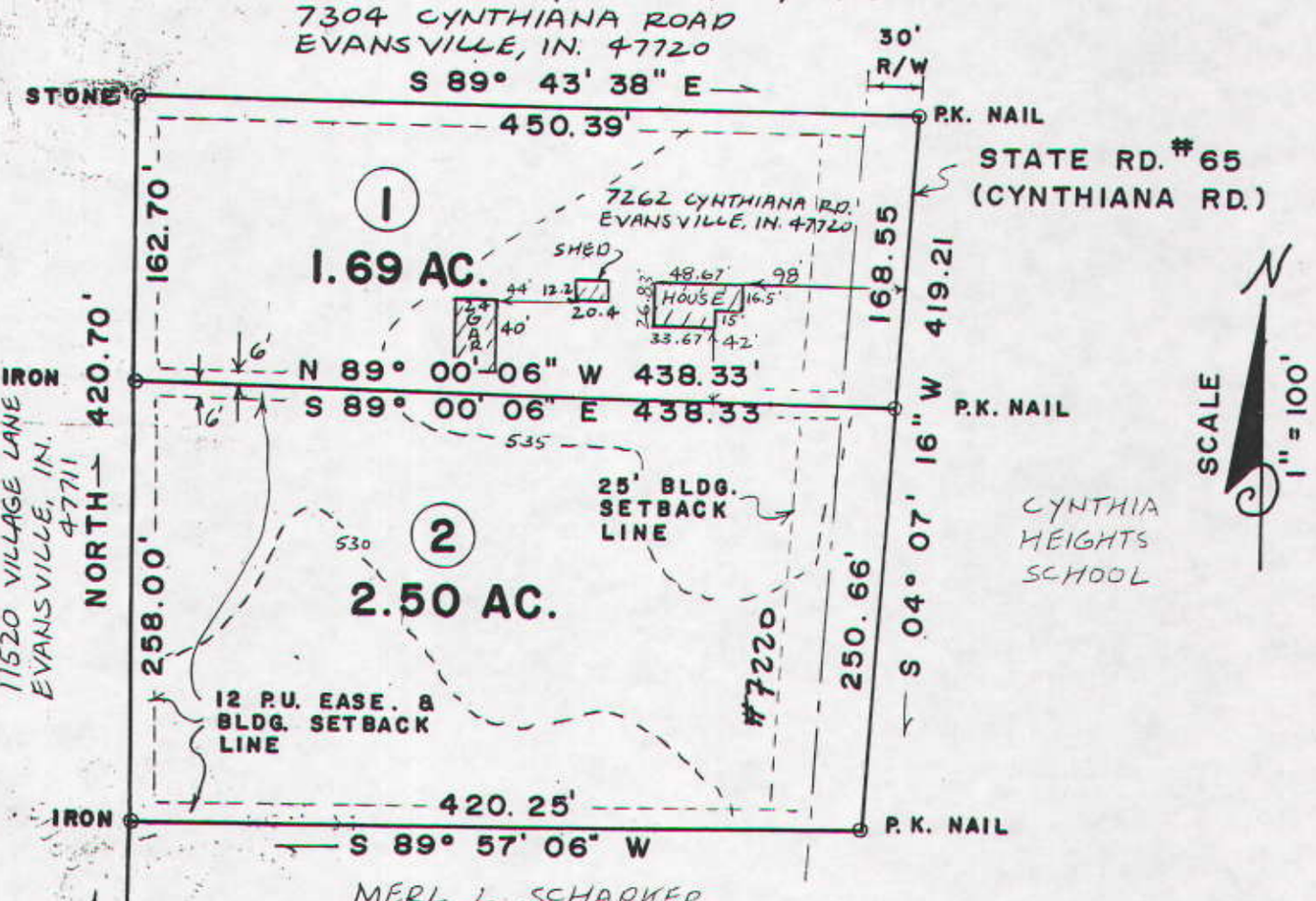
Cral 0218

DO NOT WRITE BELOW THIS LINE

MS-238

SCHAPKER SUBDIVISION

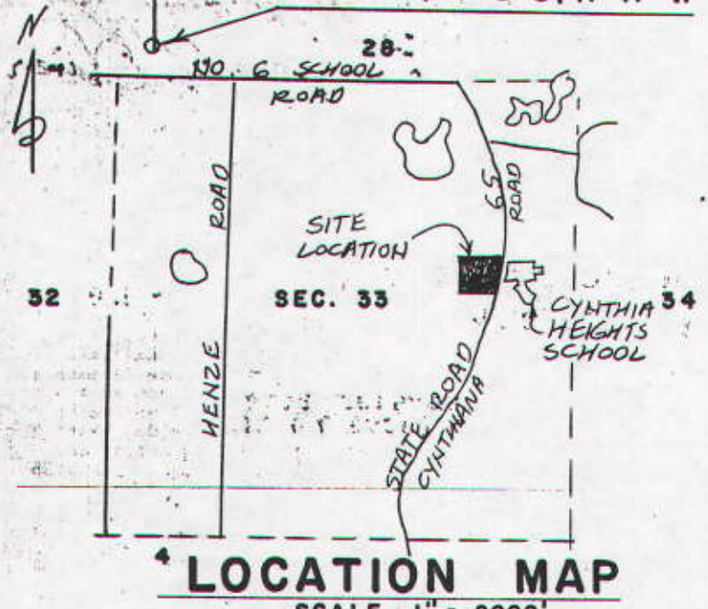
KENNETH W. & MARILYN YOUNG
7304 CYNTHIANA ROAD
EVANSVILLE, IN. 47720



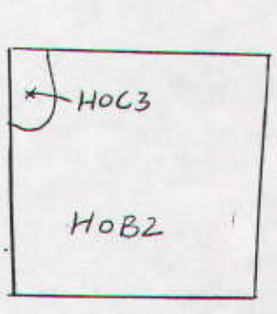
MERL L. SCHAPKER
7102 CYNTHIANA RD.
EVANSVILLE, IN 47720

NORTH 250.00'

IRON
S.W. COR.
E 1/2, N.E. 1/4
SEC. 33, T-5-S, R-11-W



LOCATION MAP
SCALE 1" = 2000'



SOIL MAP
SCALE 1" = 300'

AREA PLAN COMMISSION OFFICIAL FORM

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 LOCATIONS AS NOTED.

DATE SEPT. 18, 1995

Fred J. Kuester

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

OWNERS CERTIFICATE

_____, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS _____.

Patricia A. Schaefer
7102 Cynthiana Rd
Evansville, In 47720

Mark L. Schaefer
7102 Cynthiana Rd
Evansville, In 47720

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 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: 6-11-99

Lori Kyle
NOTARY PUBLIC

Lori Kyle
PRINTED

RESIDENT OF Warrick COUNTY

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 SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON _____, 199_.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PRESIDENT Alfred H. Dauer, Jr.

ASSISANT EXECUTIVE DIRECTOR Blaine A. Oliver

PLAT RELEASE APRIL 8, 1996

ASST. EXECUTIVE DIRECTOR Blaine A. Oliver

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.

LEGAL DESCRIPTION

Part of the East Half of the Northeast Quarter of Section (33), Township (5) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron on the west line two hundred fifty and no hundredths (250.00) feet north of the Southwest corner of said East Half; thence North along said west line four hundred twenty and seventy hundredths (420.70) feet to a stone; thence South 89 degrees 43 minutes 38 seconds East four hundred fifty and thirty-nine hundredths (450.39) feet to a P.K. nail in the center line of State Road #65; thence South 04 degrees 07 minutes 16 seconds West along said center line four hundred nineteen and twenty-one hundredths (419.21) feet to a P.K. nail; thence South 89 degrees 57 minutes 06 seconds West four hundred twenty and twenty-five hundredths (420.25) feet to an iron at the point of beginning.

containing **4.19 acres** more or less.

subject to all legal right of ways and or easements.

General Notes:

1) Owner: Estate of Oliva Schapker
Administrator = Elmer Schapker
5941 W. St. Joe Road
Evansville, IN. 47720

2) Utilities: Southern Indiana Gas and Electric service is available, German Township Water, 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 seeded, 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 Plain Data: All property is located outside the 100 year flood zone according to FIRM 75 of 100 dated August 5, 1991 for Vancerburgh County, Indiana. minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data: HoB2 Hosmer silt loam, 2% to 6% slopes, eroded.

HoC3 Hosmer silt loam 6% to 12% slopes, severely eroded.