96-24236

AREA PLAN COMMISSION OFFICIAL FORM

MS-246

RECEIVED FOR RECORD
at 2:32 PM.
Sept. 19 19 96
Plat Drawer MS
Card
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
0079

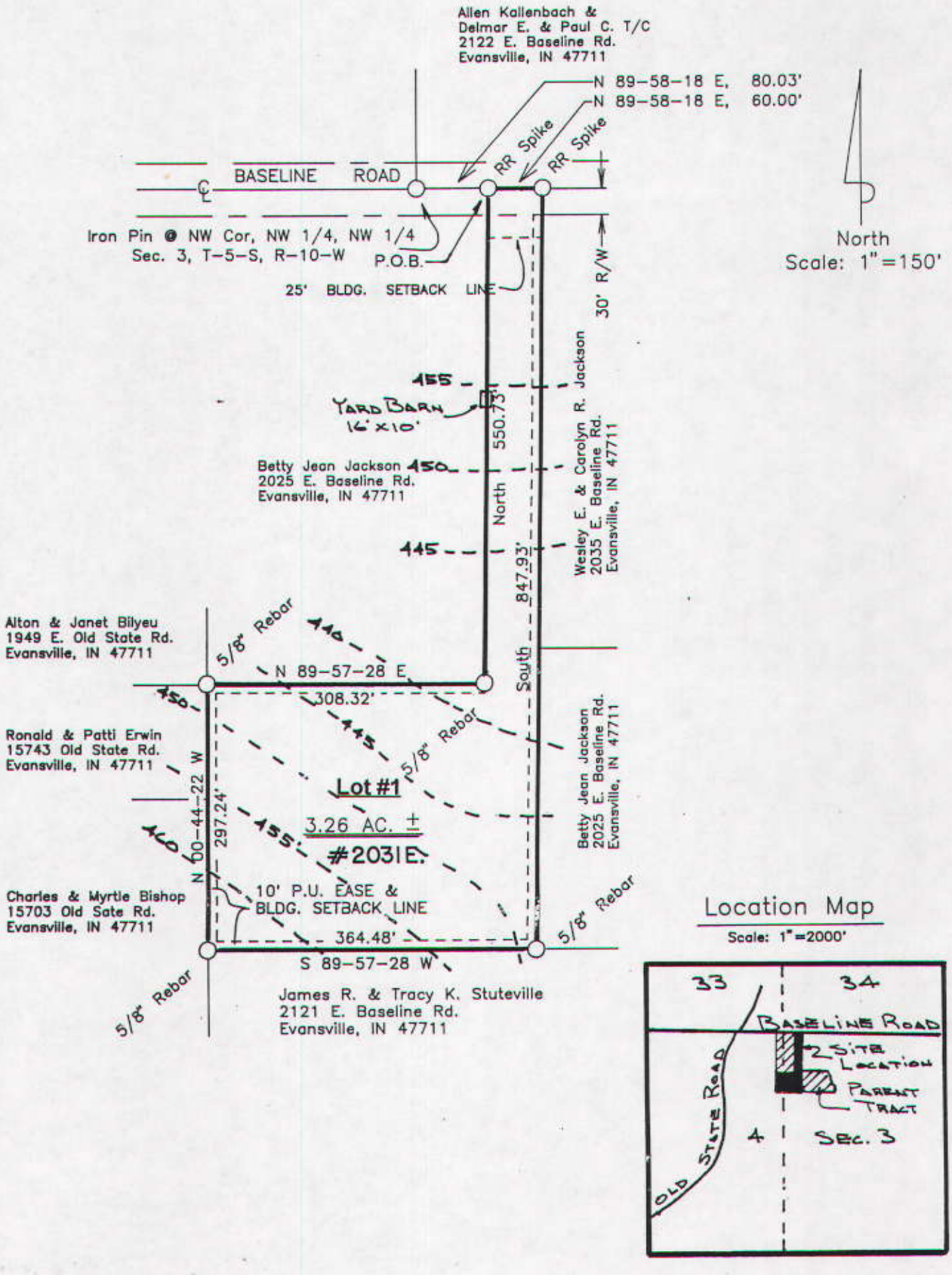
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 19 1996

Suzanne M Crouch
AUDITOR 5293

DO NOT WRITE IN SPACE ABOVE THIS LINE

JACKSON HERITAGE II SUBDIVISION



Location Map
Scale: 1"=2000'

SURVEYORS CERTIFICATE

I, DOUGLAS J McDONALD, 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 8/14/96 Douglas J McDonald

DOUGLAS J. McDONALD REGISTERED No. S-0543 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Betty J. Jackson, 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 JACKSON HERITAGE II SUBDIVISON.

Betty J. Jackson

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 14 DAY OF Aug 1996.

MY COMMISSION EXPIRES: 5-3-97

RESIDENT OF Gibson COUNTY

Norma A. Pettigrew
NOTARY PUBLIC

Norma A. Pettigrew
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

_____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PRESIDENT ~~PLAT RELEASE~~ Richard H. Bamberger, Jr.

PLAT RELEASE ~~PRESIDENT~~ Sept. 19, 1996

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 3, and a part of the Northeast Quarter of the Northeast Quarter of Section 4, Township 5 South, Range 10 West, Second Principle Meridian, Vanderburgh County, State of Indiana, more particularly described as follows:

Commencing at the northwest corner of the northwest quarter of the northwest quarter of said Section 3, said point being a found PK nail over an iron in Baseline Road, as referenced in the Office of the Vanderburgh County Surveyor; thence, along and with the north line of said quarter-quarter section, North 89 degrees 58 minutes 18 seconds East, 80.03 feet, to the point of beginning, said point being a set railroad spike in Baseline Road; thence, continuing along the north line of said quarter-quarter section, North 89 degrees 58 minutes 18 seconds East, 60.00 feet, to the northwest corner of parcel #1 in Jackson Heritage Subdivision, conveyed to Wesley and Carolyn Jackson, in a Deed found in Deed Drawer 4, Card 1367, in the Office of the Recorder of Vanderburgh County, said point being a found PK Nail over iron in Baseline Road; thence, along and with the prolongation of the west line of said parcel #1, South 00 degrees 00 minutes 00 seconds East, 847.93 feet, to a point on the north line of a parcel conveyed to James R. & Tracy K. Stuteville, in a Deed found in Miscellaneous Drawer 8, Card 8323, in the Office of the Recorder of Vanderburgh County, said point being a set 5/8 inch rebar; thence, along and with the north line of said Stuteville parcel, South 89 degrees 57 minutes 28 seconds West, 364.48 feet, to a point on the east line of a parcel conveyed to Charles & Myrtle Bishop, in a Deed found in Deed Drawer 1, Card 8844, in the Office of the Recorder of Vanderburgh County, said point being a found 5/8 inch rebar with Surveyor number S0006; thence, along and with the east line of said Bishop parcel and also the east line of a parcel conveyed to Ronald & Pattie Erwin, in a Deed found in Deed Drawer 1, Card 482, in the Office of the Recorder of Vanderburgh County, North 00 degrees 44 minutes 22 seconds West, 297.24 feet, to a set 5/8 inch rebar; thence, North 89 degrees 57 minutes 28 East, 308.32 feet, to a set 5/8 inch rebar; thence, North 00 degrees 00 minutes 00 seconds West, 550.73 feet, to the place of beginning, containing 3.26 acres, more or less. Subject to a 30 foot right-of-way off of the entire north side of said parcel for Baseline Road, and all other existing easements and right-of-ways.

General Notes:

1) Owner/Developer: Betty Jean Jackson, 2025 E. Baseline Road, Evansville, IN 47711

2) Surveyor: Midwest Precision Surveying, Inc., P.O. Box 23155, Evansville, IN 47724 (812) 867-2611 (Douglas J. McDonald, L.S., P.E.)

3) Utilities: Southern Indiana Gas And Electric service is available, Evansville City Water is available, septic systems shall be installed in accordance with 410 IAC 6-8.1 and Vanderburgh County Ordinance 151.31.

4) Zoning: Subject property is zoned Agricultural.

5) Erosion Control: Slopes 0% to 6% shall be mulched and seed, i.e. rye & 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 that 6% 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.

6) Flood Plain Data: The above described property is outside the 100 year flood zone according to Flood Insurance Rate Map (FIRM) number 180256 0025B dated March 19, 1982. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Building Commissioners.

7) Soil Data: HoC2-Hosmer Silt Loam 6 to 12 percent slopes, eroded.
HoC3-Hosmer Silt Loam 6 to 12 percent slopes, severely eroded.
HoB2-Hosmer Silt Loam 2 to 6 percent slopes, eroded.