AREA PLAN COMMISSION OFFICIAL FORM

96-28504

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 04 1996

Suzanne M Crouch
AUDITOR #6321

~~DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.~~

~~NOV 04 1996~~

~~Suzanne M Crouch~~
~~AUDITOR~~

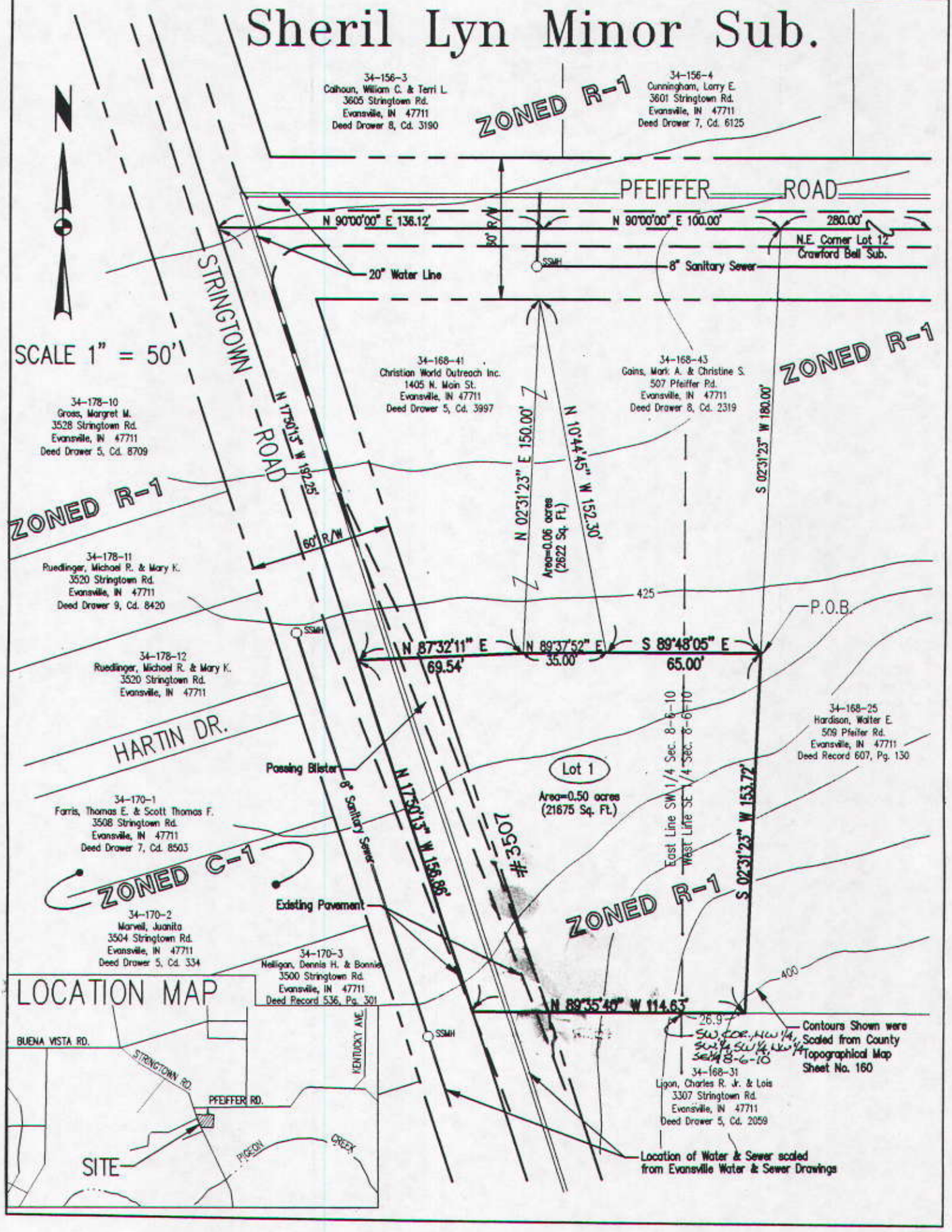
MS-247

RECEIVED FOR RECORD
at 4:04 P.M.
Nov 4 1996
Plat Drawer MS
Card 247
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
ctr# 196

DO NOT WRITE IN SPACE ABOVE THIS LINE

A Replat of Lot 12 in Crawford Bell's Subdivision

Sheril Lyn Minor Sub.



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 July 16, 1996

Danny K. Leek

Morley and Associates, Inc.
605 S.E. Martin Luther King, Jr. Blvd.
Evansville, IN 47713-1797
(812) 464-9585

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

OWNERS CERTIFICATE

D. [redacted] VanHoose 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

Sheril Lyn Minor Sub

D. Van Hoose

Van Hoose
3525 Stringtown Road
Evansville, IN 47711

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.

SEAL INDIANA

WITNESS MY HAND AND SEAL THIS 21st DAY OF August 1996

MY COMMISSION EXPIRES: _____

Natalie E.M. Nordhaus
NOTARY PUBLIC

RESIDENT OF _____ COUNTY

NATALIE E. M. NORDHAUS
MY COMMISSION EXPIRES MAY 23, 1997
PRINTED NOTARY PUBLIC
RESIDING IN VANDERBURGH 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON

_____ 199__.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Nov. 4, 1996

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

BOUNDARY DESCRIPTION

REPLAT OF LOT 12 IN CRAWFORD BELL'S SUBDIVISION

SHERIL LYN MINOR

Part of Lot 12 in Crawford Bell's Subdivision of the Southeast Quarter of Section 8, Township 6 South, Range 10 West, Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book "A", pages 70, 71 and 72 and transcribed of record in Plat Book "E", pages 92, 93 and 94 in the office of the Recorder of Vanderburgh County, Indiana, described as follows:

Commencing at the northeast corner of said Lot 12 of Crawford Bell's Subdivision; thence West (assumed bearing) along the north line of said Lot 12 (also being the centerline of Pfeiffer Road) a distance of 280.00 feet; thence South 02 degrees 31 minutes 23 seconds West a distance of 180.00 feet, said point being the true point of beginning; thence South 02 degrees 31 minutes 23 seconds West a distance of 153.72 feet; thence North 89 degrees 35 minutes 40 seconds West a distance of 114.63 feet to the centerline of Stringtown Road; thence North 17 degrees 50 minutes 13 seconds West a distance of 156.86 feet along said centerline; thence North 87 degrees 32 minutes 11 seconds East a distance of 69.54 feet; thence North 89 degrees 37 minutes 52 seconds East 35.00 feet; thence South 89 degrees 48 minutes 05 seconds East a distance of 65.00 feet to the true point of beginning, containing 0.50 acres.

Subject to all legal easements, rights-of-way and restrictions of record.

GENERAL NOTES

Zoning: Subject property and all of the adjacent property is zoned R-1, except the property located at the southwest corner of the intersection of Hartin Drive and Stringtown Road which is zoned C-1.

Flood Plain Data: The subject tract of land does not lie within that special flood hazard zone "A" as said tract plots by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180257 0001 B, dated October 15, 1981.

Wetland Designation: The subject tract of land does not lie within or contain any wetland classification as said tract plots by scale on U.S. Department of the Interior, Fish and Wildlife Service National Wetlands Inventory map for Evansville, North, Indiana, dated 1989.

Minimum First Floor Elevation: Where 100 year flood elevations do not govern, the first floor grades shall be a minimum of 1'-4" above the top of curb if the lawn drains across the curb or 1'-2" above the high point of a drainage swale around the house.

Basements: Any basement must be approved by the Vanderburgh County Building Commissioner.

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, which 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 five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control Ditches:

- Slopes of 0%-2% shall be mulched and seeded within 45 days of disturbance.

- Slopes of 2%-8% shall be sodded or stabilized with an erosion control matt at completion of ditch grading.

- Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Sewer, water and electric are available at the site.