97-08389

AREA PLAN COMMISSION OFFICIAL FORM

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 08 1997

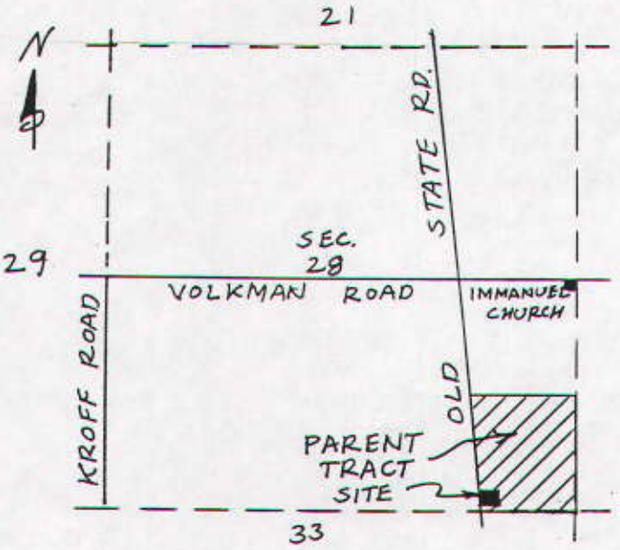
Suzanne M Crouch
AUDITOR
#1859

RECEIVED FOR RECORD
at 3:32 P.M.
April 8 1997
Plat Drawer MS
Card 251
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CTRL # 0117

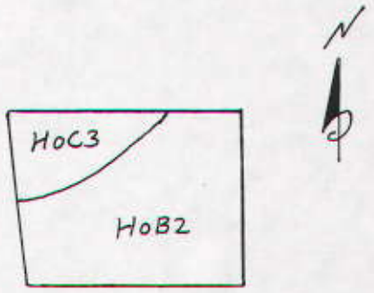
MS-251

DO NOT WRITE IN SPACE ABOVE THIS LINE

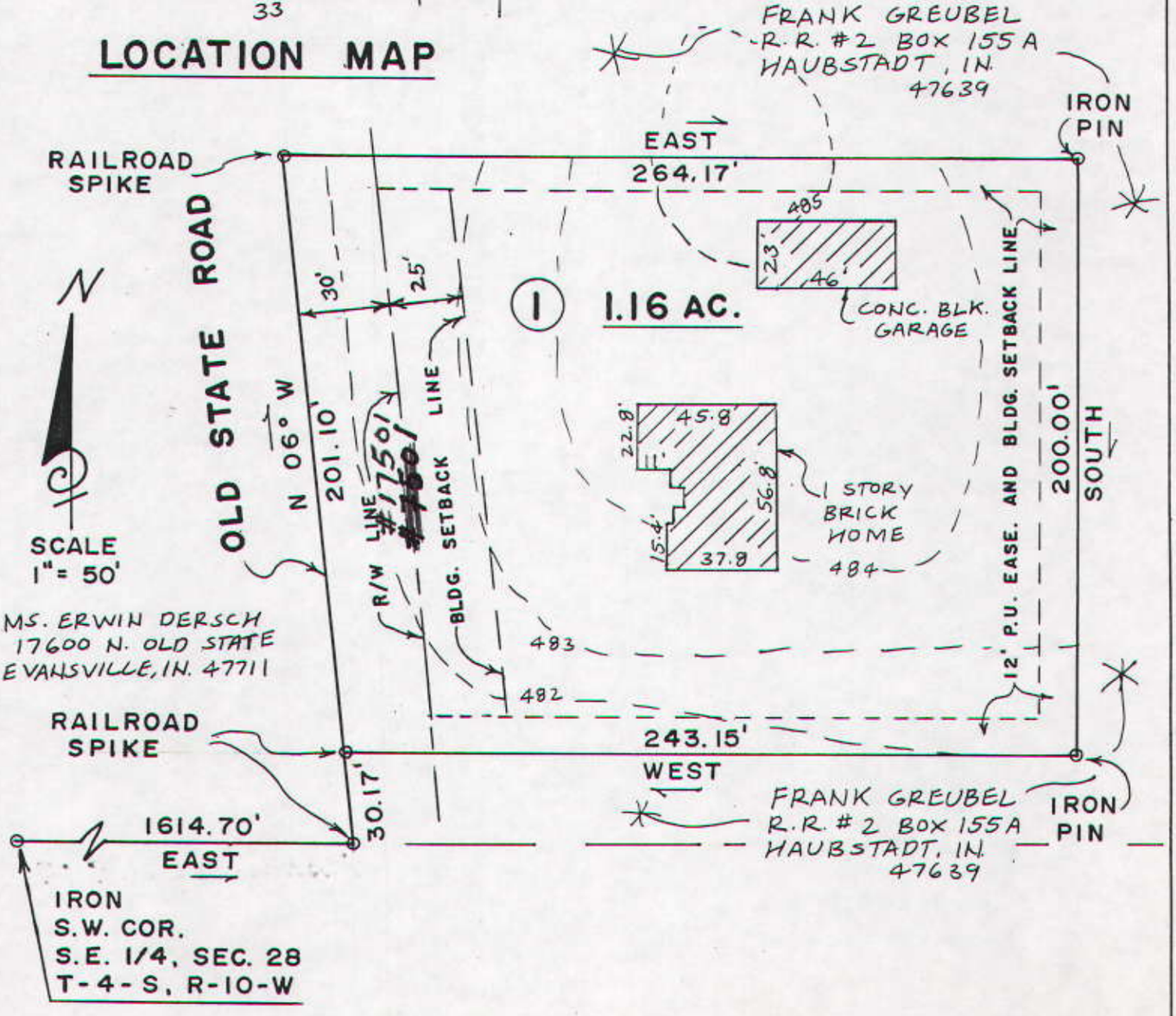
GREUBEL SUBDIVISION



LOCATION MAP



SOIL MAP



Fred J. Kuester

Fred J. Kuester

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 Dec. 23, 1996 Fred J. Kuester

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

OWNERS CERTIFICATE

Kevin & Jeannie Greubel 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

Greubel Subdivision

Kevin D. Greubel

Kevin D. Greubel

Jeannie S. Greubel

Jeannie S. Greubel

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 2nd DAY OF April 1997.

MY COMMISSION EXPIRES: 10/10/2000

RESIDENT OF Vanderburgh COUNTY

Barb Nunning
NOTARY PUBLIC

Barb Nunning
PRINTED

NOTARY PUBLIC STATE OF INDIANA

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 March 18, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara S. Cunningham

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section twenty-eight (28), Township four (4) South, Range ten (10) West in Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron marking the Southwest corner of said quarter section; thence East along the south line of said quarter section sixteen hundred fourteen and seventy hundredths (1614.70) feet to a railroad spike in the center line of "Old State Road"; thence North 06 degrees West along the center line thirty and seventeen hundredths (30.17) feet to a railroad spike marking the initial point of beginning of the following described real estate; thence North 06 degrees West along said center line two hundred one and ten hundredths (201.10) feet to a railroad spike; thence East and parallel to the south line of said quarter section two hundred sixty-four and seventeen hundredths (264.17) feet to an iron; thence South and perpendicular to said south line two hundred and no hundredths (200.00) feet to an iron; thence West and parallel to said south line two hundred forty-three and fifteen hundredths (243.15) feet to a railroad spike at the point of beginning.

Containing **1.16 acres** more or less.

GENERAL NOTES:

1) Owner: Kevin and Jeannie Greubel
17501 Old State Road
Evansville, IN. 47711

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: This property does not lie in any flood zone as per FIRM panel number 180256 0015 C dated August 5, 1991 for Vanderburh 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: HoB2 Hosmer Silt Loam 2% to 6% slopes, eroded.

HoC3 Hosmer Silt Loam 6% to 12% slopes, severely eroded.