97-18437

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July 16, 1997
Plat Drawer MS
Card 254
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
GRL # 0022

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

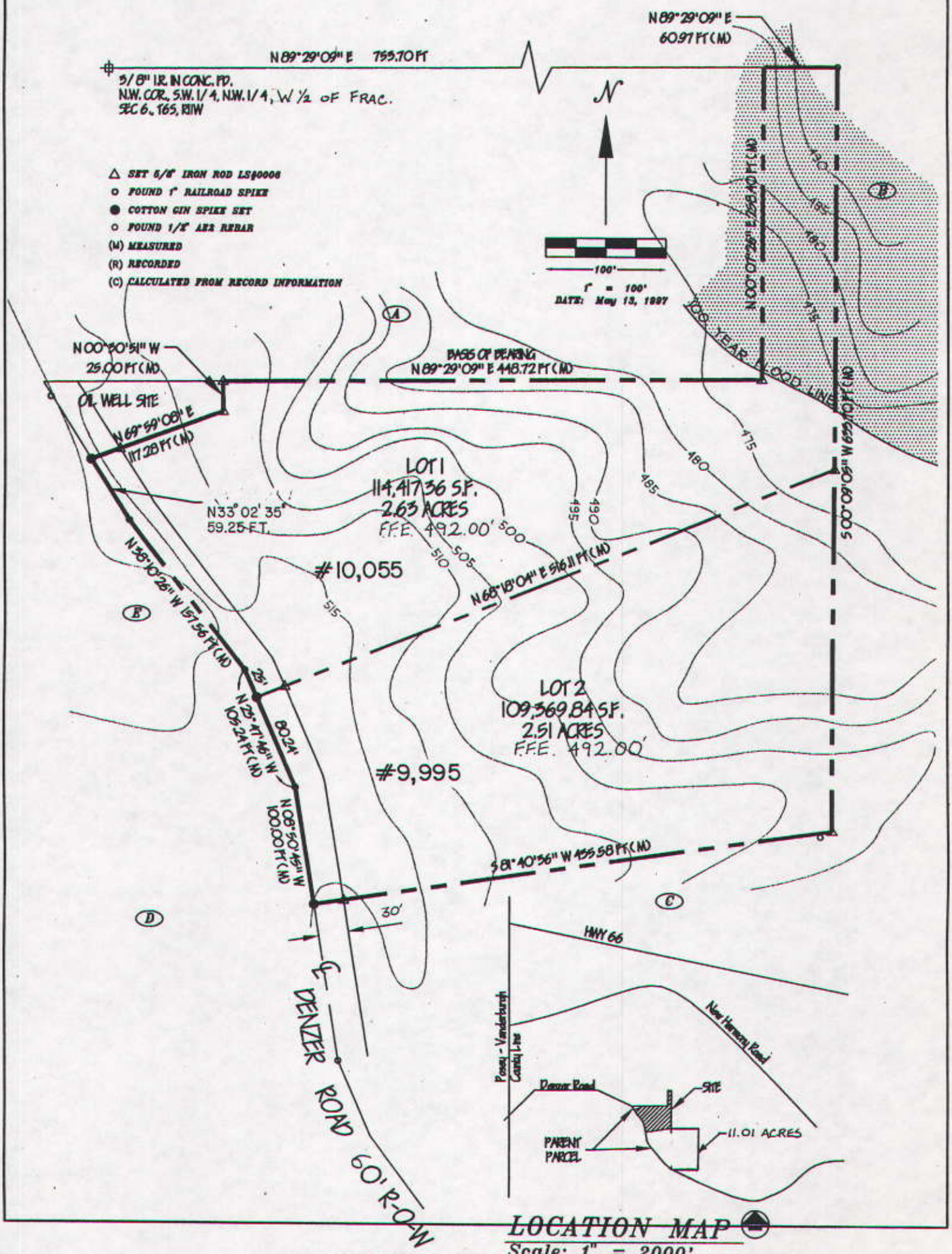
JUL 16 1997 4036

Suzanne M Crouch
AUDITOR

MS-254

DO NOT WRITE IN SPACE ABOVE THIS LINE

IRONWOOD ESTATES MINOR SUBDIVISION



LOCATION MAP
Scale: 1" = 2000'

AREA PLAN COMMISSION OFFICIAL FORM

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

WEST 1/2 OF FRAC.

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN VANDERBURGH COUNTY INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A 3/8" IRON ROD IN CONCRETE AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89°29'09" EAST 153.10 FEET TO A 5/8" IRON ROD WITH LS CAP SOOO6 AT THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE

1ST: NORTH 89°29'09" EAST 60.97 FEET TO A 1/2" REBAR; THENCE

2ND: SOUTH 00°09'05" WEST 633.10 FEET TO A 5/8" IRON ROD WITH LS CAP OOO6; THENCE

3RD: SOUTH 81°40'36" WEST 435.58 FEET TO A COTTON GIN SPIKE IN THE CENTERLINE OF DENZER ROAD; THENCE ALONG SAID CENTERLINE FOR THE FOLLOWING FOUR COURSES

4TH: NORTH 08°50'45" WEST 100.00 FEET TO A RAILROAD SPIKE; THENCE

5TH: NORTH 23°41'46" WEST 105.24 FEET TO A RAILROAD SPIKE; THENCE

6TH: NORTH 38°10'26" WEST 157.56 FEET TO A RAILROAD SPIKE; THENCE

7TH: NORTH 33°02' 35" WEST 59.25 FEET TO A COTTON GIN SPIKE; THENCE

8TH: NORTH 69°59'08" EAST 117.28 FEET TO A 5/8" IRON ROD WITH LS CAP SOOO6; THENCE

9TH: NORTH 00°30'51" WEST 25.00 FEET TO A 5/8" IRON ROD WITH LS CAP SOOO6

10TH: NORTH 89°29'09" EAST 448.72 FEET TO A 5/8" IRON ROD WITH LS CAP SOOO6; THENCE

11TH: NORTH 00°01'26" EAST 258.40 FEET TO THE POINT OF BEGINNING CONTAINING 5.14 ACRES MORE OR LESS.

General Notes:

1. Owner/Developer: Lewis Irons; 3400 Highway 69 North; Mt. Vernon, IN 47620 812/425-1515.
2. Utilities: German Township Water District has water available at this site. Gas and electric are available at this site. Sewage disposal is by septic field system and must be approved by the Health Department.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which shall 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 erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Flood Plain Data: The above described property is not located in a flood plain with the exception of the strip to the North indicated on the plat as per FIRM Panel 75 of 100 dated August 5, 1991 for Vanderburgh County.
5. Zoning: The above described property is zoned AG.
6. Soil Classification: HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded.
   Gu - Gullied Land
   WeD2 - Wellston Silt Loam, 12 to 18 percent slopes, eroded.
   WeE2 - Wellston Silt Loam, 18 to 25 percent slopes, eroded.
   ZaD3 - Zanesville Silt Loam, 12 to 18 percent slopes, severly eroded.
7. Adjacent Property Owners:
   A. BERNIE E. GOAD; 10141 WENZER RD.; EVANSVILLE, IN 47720
   B. DAUGHTERS OF CHARITY; 9400 NEW HARMONY RD.; EVANSVILLE, IN 47720
   C. LOUIS IRONS; 3400 HIGHWAY 69 NORTH; MT. VERNON, IN 47720
   D. PHILLIP & JULIA SHERIDAN; 2714 N. RED BANK RD.; EVANSVILLE, IN 47720
   E. WILLIAM & CAROLYN COX; 314 HUCKSTEP AVE.; STAFFORD, VA 22554
8. HEALTH DEPARTMENT HAS APPROVED BOTH LOTS #1 AND #2 FOR THE INSTALLATION OF A PRIVATE SEWAGE DISPOSAL SYSTEM. HOWEVER DUE TO THE LIMITED SPACE AND SOIL DISTURBANCE THE HEALTH DEPARTMENT SHOULD BE CONSULTED AND THE LOCATIONS FOR THESE SYSTEMS IDENTIFIED AND RESERVED PRIOR TO THE INITIATION OF ANY CONSTRUCTION PROCESSES.

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr., 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 May 19, 1997 Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Louis Irons, 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 IRONWOOD ESTATES

Louis A. Irons

Louis A. Irons
3400 Hwy. 69 North
Mt. Vernon, IN 47620

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 19 DAY OF May 1997.

MY COMMISSION EXPIRES: 4/15/2000

RESIDENT OF Vanderburgh COUNTY

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

NOTARY PUBLIC SEAL 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 July 2, 1997

PRESIDENT Richard H. Bamberger, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings