97-20627

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 05 1997

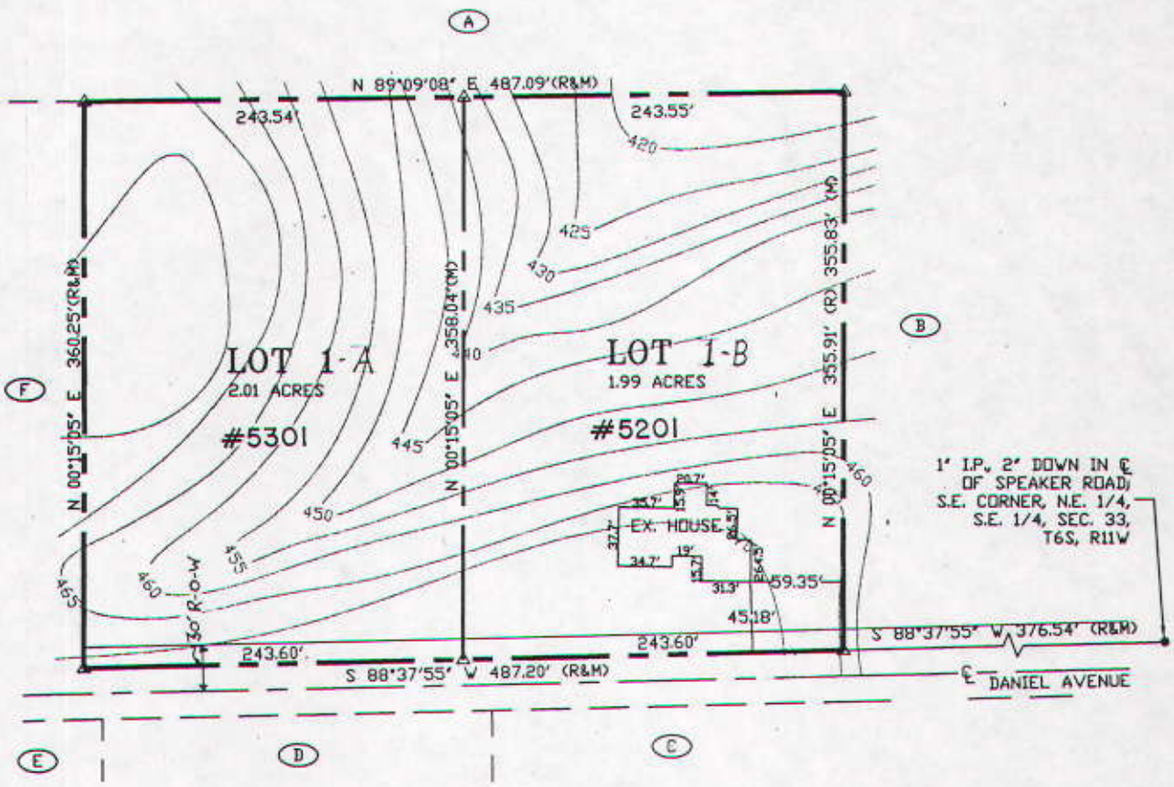
Suzanne M. Crouch
AUDITOR
4541

RE... at 3:15 P.M.
Aug 5 97
Plat B... MS.
Card 256
BETT... ...DER
VAN... ...COUNTY

MS-256

DO NOT WRITE IN SPACE ABOVE THIS LINE

A ~~REPLAT OF LOT ONE OF~~
CHANDLER HEIGHTS MINOR SUBDIVISION
PLAT BOOK P PAGE 11

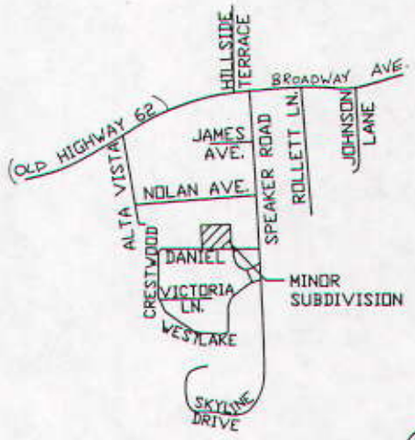


N

1" = 100'

DATE: June 23, 1997

△ SET 5/8" IRON ROD LS#0006
● FOUND 1" IRON PIPE
(M) MEASURED
(R) RECORDED
(C) CALCULATED FROM RECORD INFORMATION



LOCATION MAP

SCALE: 1"=2000'

AREA PLAN COMMISSION OFFICIAL FORM

SURVEYORS CERTIFICATE

Ralph A. Easley, Jr., HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT L LOCATIONS NOTED.

TE 6/25/97 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Charles & Nancy Chandler, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID AL ESTATE, AS SHOWN, AND DESIGNATE IT AS A Replat of Lot One of Chandler Heights Minor Subdivision

Charles E Chandler
Charles E. Chandler
2101 Speaker Road
Evansville, IN 47712

Nancy Lee Chandler
Nancy L. Chandler
2101 Speaker Road
Evansville, IN 47712

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

TATE OF INDIANA)
) ss:
OUNTY OF VANDERBURGH)

EFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE IGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND EED.

ITNESS MY HAND AND SEAL THIS 25 DAY OF June 199 7.

Y COMMISSION EXPIRES: 4/15/2000

ESIDENT OF Vanderburgh COUNTY

Judith Woodall
NOTARY PUBLIC

Judith Woodall
PRINTED

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

NDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS LAT 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 Aug. 5, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

General Notes:

1. Owners/Developers: Charles E. and Nancy L. Chandler, 2101 Speaker Road, Evansville, IN 47712, (812) 421-8330
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville will provide water. Sanitary service will be by septic field system in compliance with Rule 410 IAC 6-8.1 and amendments thereto.
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 as per FIRM Panel 180256 0100 B dated March 19, 1982.
5. Zoning: The above described property is zoned R-1.
6. Adjacent Property Owners:

(A) DAVID B. AND KATHRYN L. GREEN
5302 NOLAN AVE
EVANVILLE, IN 47712

(B) CHARLES E. AND NANCY L. CHANDLER
2101 SPEAKER ROAD
EVANSVILLE, IN 47712

(C) GERTRUDE L. LANCE
2201 NOLDAU AVENUE
EVANSVILLE, IN 47712

(D) DERRICK JOHNSON
5300 DANIEL AVENUE
EVANSVILLE, IN 47712

(E) STEVEN J. AND JUDITH ANN REISINGE
5316 DANIEL AVENUE
EVANSVILLE, IN 47712

(F) DAVID J. AND BETTY J. BLASER
5407 DANIEL AVENUE
EVANSVILLE, IN 47711

LAND DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID QUARTER, QUARTER SECTION THENCE ALONG THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION SOUTH 88°37'55" WEST 376.54 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE

1st: SOUTH 88°37'55" WEST 487.20 FEET TO A 5/8" IRON ROD (LS S0006); THENCE

2nd: NORTH 00°15'05" EAST 360.25 FEET TO A 5/8" IRON ROD (LS S0006); THENCE

3rd: NORTH 89°09'08" EAST 487.09 FEET TO A 5/8" IRON ROD (LS S0006); THENCE

4th: SOUTH 00°15'05" WEST 355.83 FEET TO THE POINT OF BEGINNING

CONTAINING 4.00 ACRES, MORE OR LESS

SUBJECT TO THE RIGHT OF WAY FOR DANIEL AVENUE