97-23795

MS-258

RECEIVED FOR RECORD
at 1:17 P.M.
Sept 4 1997
Plat Drawer MS
Card 258
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

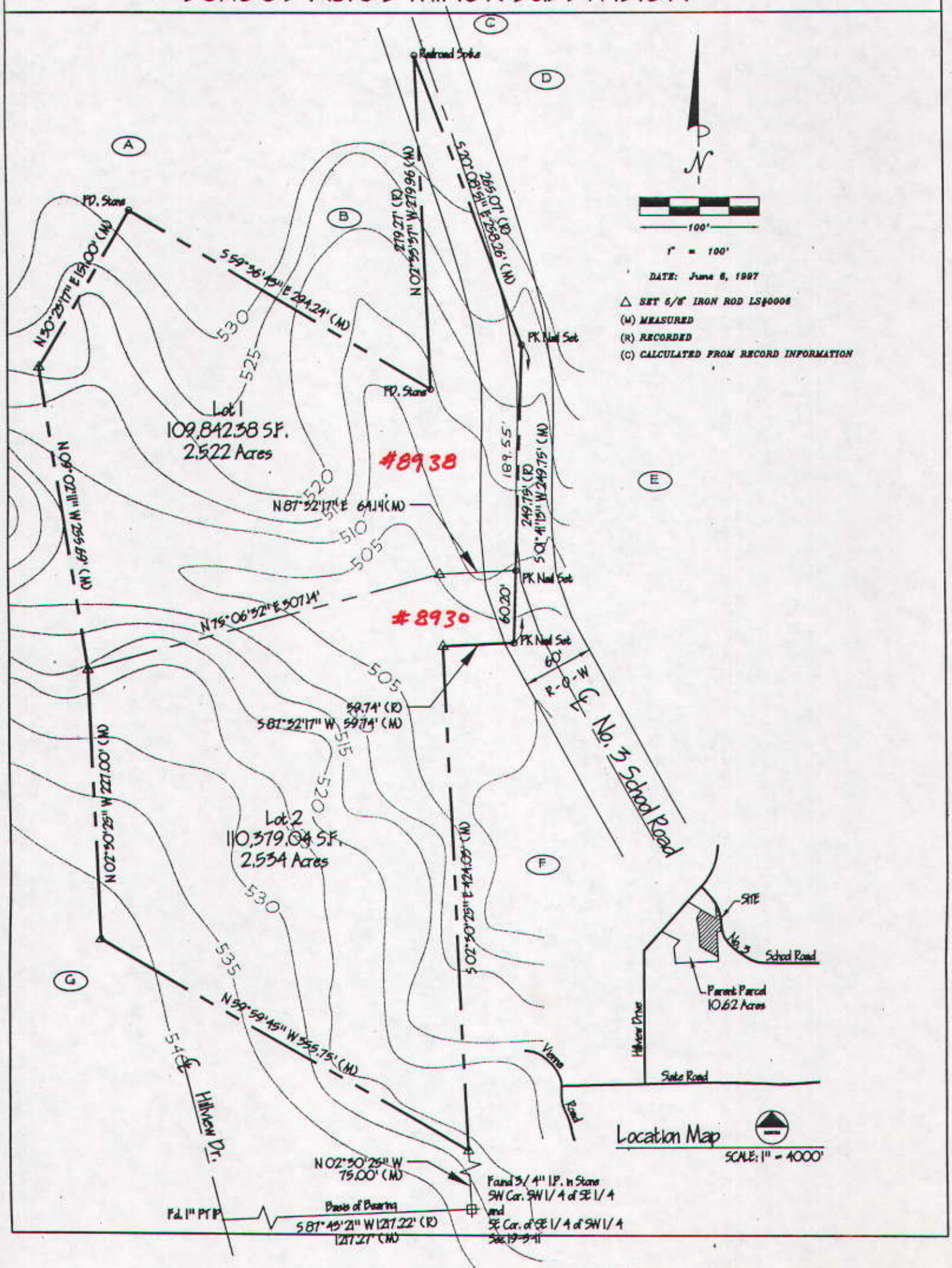
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 04 1997

Suzanne M. Crouch
AUDITOR
5273.SR

DO NOT WRITE IN SPACE ABOVE THIS LINE

SCHOOL ACRES MINOR SUBDIVISION



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 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 June 17, 1997 Ralph A. Easley Jr.

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

OWNERS CERTIFICATE

Robert and Imelda Woodward, 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 School Acres

Robert J Woodward

Robert Woodward
9525 Hillview Drive
Evansville, IN 47720

Imelda Woodward

Imelda Woodward
9525 Hillview Drive
Evansville, IN 47720

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 17 DAY OF June 199 7.

MY COMMISSION EXPIRES: 4/15/2000

Judith Woodall
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

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 August 2, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 11 WEST VANDERBURGH COUNTY INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" IRON PIPE IN STONE AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 02°30'25" WEST 15.00 FEET TO A SET 5/8" IRON ROD WITH LS CAP S0006 AT THE TRUE POINT OF BEGINNING; THENCE

1ST: NORTH 59°59'45" WEST 355.15 FEET TO AN IRON ROD WITH LS CAP S0006; THENCE

2ND: NORTH 02°30'25" WEST 227.00 FEET TO AN IRON ROD WITH LS CAP S0006; THENCE

3RD: NORTH 09°02'11" WEST 255.69 FEET TO AN IRON ROD WITH LS CAP S0006; THENCE

4TH: NORTH 30°23'17" EAST 151.00 FEET TO AN IRON ROD WITH LS CAP S0006; THENCE

5TH: SOUTH 59°36'43" EAST 294.24 FEET TO A STONE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION

6TH: NORTH 02°33'37" WEST 279.96 FEET TO A RAILROAD SPIKE; IN NO. 3 SCHOOL ROAD; THENCE

7TH: SOUTH 20°08'51" EAST 258.26 FEET TO A PK NAIL; THENCE

8TH: SOUTH 01°41'13" WEST 249.15 FEET TO A PK NAIL; THENCE

9TH: SOUTH 87°32'17" WEST 59.74 FEET TO AN IRON ROD WITH LS CAP S0006; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION

10TH: SOUTH 02°30'25" EAST 424.03' TO AN IRON ROD WITH LS CAP S0006 TO THE POINT OF BEGINNING CONTAINING 5.056 ACRES, MORE OR LESS.

SUBJECT TO THE RIGHT OF WAY FOR NO. 3 SCHOOL ROAD ALONG THE SEVENTH AND EIGHTH COURSES.

GENERAL NOTES:

1. OWNER/DEVELOPER: ROBERT AND IMELDA WOODWARD; 9525 HILLVIEW DR.; EVANSVILLE, IN 47720 812/963-3293.
2. UTILITIES: GERMAN TOWNSHIP WATER DISTRICT HAS WATER AVAILABLE AT THIS SITE. GAS AND ELECTRIC ARE ALSO AVAILABLE AT THIS SITE. SEWAGE DISPOSAL IS BY SEPTIC FIELD SYSTEM AND MUST BE APPROVED BY THE HEALTH DEPARTMENT.
3. EROSION CONTROL: ALL SLOPES 0% TO 6% SHALL BE MULCHED OR SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 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. ZONING: PROPOSED SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN THE FLOOD PLAIN AS PER FIRM PANEL 75 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY.
6. SOIL CLASSIFICATIONS:
   - HoB2 - HOSMER SILT LOAM 2 TO 6 PERCENT SLOPES, ERODED.
   - WeF - WELLSTON SILT LOAM 25 TO 50 PERCENT SLOPES.
   - ZaC3 - ZANESVILLE SILT LOAM 6 TO 12 PERCENT SLOPES, SEVERELY ERODED.
7. ADJACENT PROPERTY OWNERS:
   - A. RICHARD KISSEL; 509 N. ST. JOE; EVANSVILLE, IN 47712
   - B. WILLIAM ROSENBARGER; 9000 #3 SCHOOL ROAD; EVANSVILLE, IN 47720
   - C. STEVEN SAMPSON AND ANDELA STRANGE; 9001 #3 SCHOOL ROAD; EVANSVILLE, IN 47720
   - D. KIMMIE NEAL AND GOLDIE P. LUCKETT; 8939 #3 SCHOOL ROAD; EVANSVILLE, IN 47720
   - E. W.C. SISK; 8929 #3 SCHOOL ROAD; EVANSVILLE, IN 47720
   - F. TODD SCOTT AND KAREN MARRIOTT; 8900 #3 SCHOOL RD.; EVANSVILLE, IN 47720
   - G. ROBERT AND INELDA WOODWARD; 9525 HILLVIEW DR.; EVANSVILLE, IN 47720