AREA PLAN COMMISSION OFFICIAL FORM

97-30441

RECEIVED FOR RECORD
at 2:19 P.M. Nov. 10 1997
CTRL # 0088
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

NOV 06 1997

Suzanne M. Crouch
AUDITOR

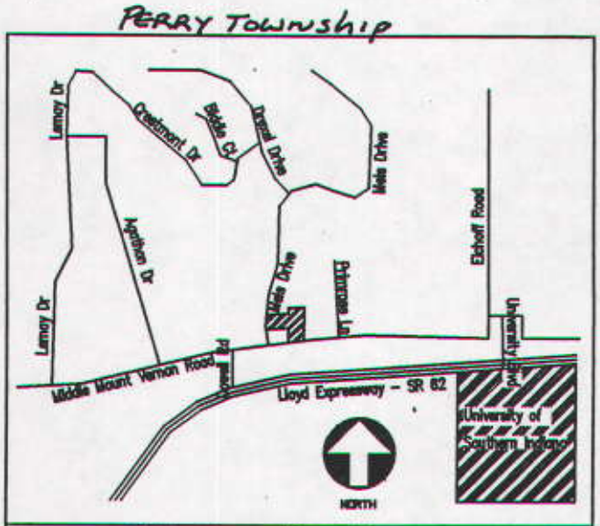
6757 JR

MS-260

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lot 15 in Lutterbach Subdivision; also Part of the SE 1/4 of the SW 1/4 of Section 30–T6S–R11W, Vanderburgh County, Indiana.

PERRY TOWNSHIP



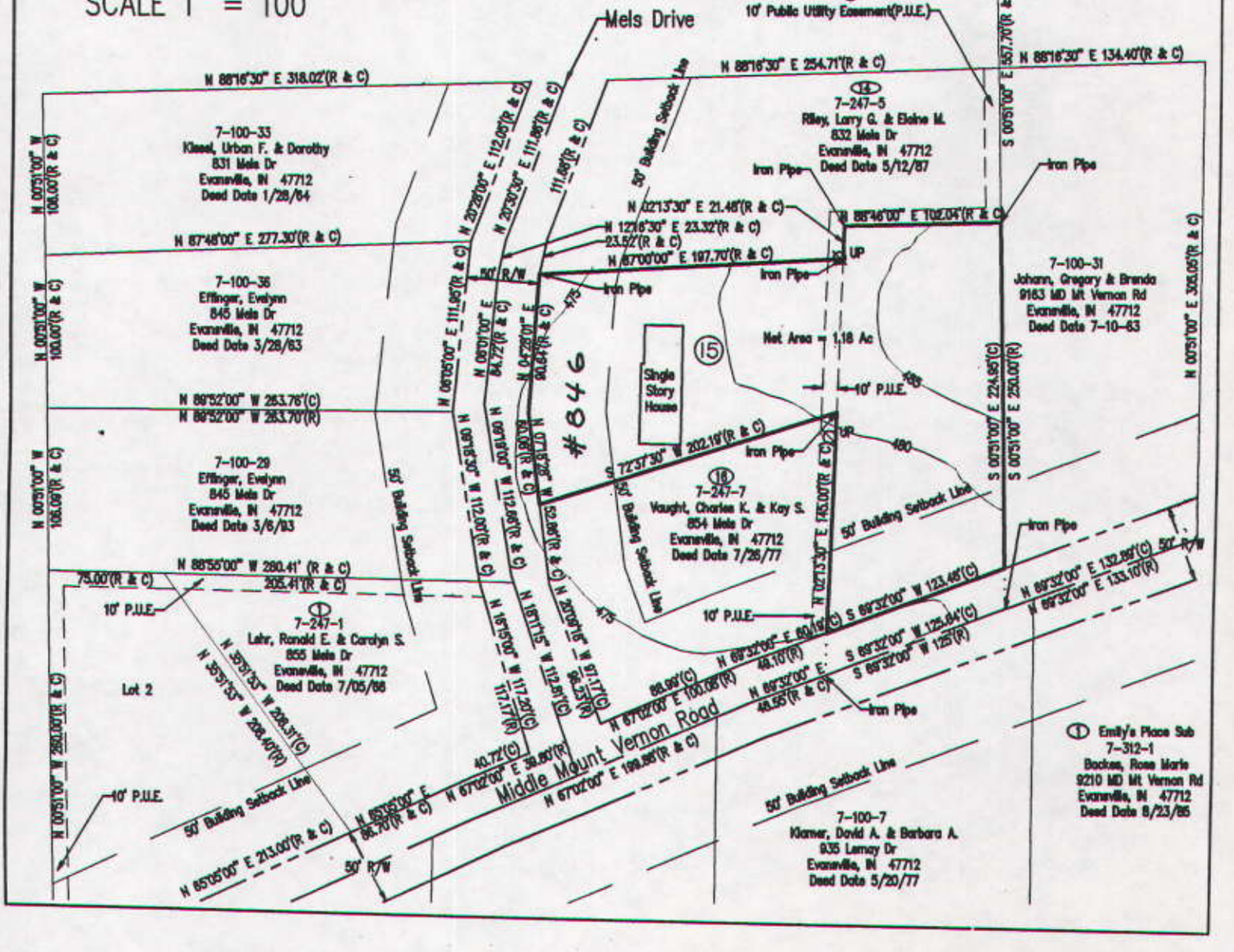
Site Location Map
No Scale

Note: Contours scaled from Vanderburgh County Topographic Map No. 38 and are not based on an actual survey.

Note: The Subject real estate does not lie within the 100 year flood zone A, as said tract plots on Community Panel No. 180256 0100 B, for Vanderburgh County, Indiana, dated March 19, 1982.

SCALE 1" = 100'

Lutterbach Sub – Plat Book J, Page 201



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 10/15/97

Danny K. Leek

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
605 S.E. M L King, Jr. Blvd.
Evansville, IN 47713-1797
(812) 464-9585

OWNERS CERTIFICATE

Daniel H. & Gail L. Titzer, 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

Minor Replat of Lot 15 in Lutterbach Subdivision; also part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West, Vanderburgh County, Indiana.

Daniel H. Titzer

Daniel H. Titzer
846 Mels Drive
Evansville, IN 47712
Owner

Gail L. Titzer

Gail L. Titzer
846 Mels Drive
Evansville, IN 47712
Owner

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 15th DAY OF October 1997.

MY COMMISSION EXPIRES: 9-16-98

Deborah J. Masterson
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Deborah J. Masterson
PRINTED

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. 6, 1997

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

GENERAL NOTES

Zoning: The subject property and the abutting properties are currently zoned R-1.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0100 B, dated March 19, 1982, Vanderburgh County, Indiana, no part of the proposed site within the designated Special Flood Hazard Zone "A:'.

Utilities: Water is available for both parcels of property. Sewers are not available.

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

Private Sewerage Disposal Requirements: A plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it cannot be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, 1AC-410-8, and any Vanderburgh County Ordinance and amendments thereto.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 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 silt fence, 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.

Flow and Erosion Control for Ditches: Slopes of 0% to 0.8% shall have a concrete ribbon to preserve a smooth flow line. Slopes of 0.8% to 1% shall be seeded and mulched. Slopes of 1% to 2% shall be sodded or stabilized with an erosion control mat. Slopes of 2% to 6% shall have staked sod or an approved staked erosion control mat. Slopes over 6% require riprap or other approved stabilization. Ditch slopes over 2% shall have erosion control mat on the side banks.

Property Corner Markers: All corners not already monumented are marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Gross lot acreage is calculated to the centerline of existing roads.

AREA PLAN COMMISSION OFFICIAL FORM

Minor Replat of Lot 15 in Lutterbach Subdivision; also part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West, Vanderburgh County, Indiana.

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 30, Township 6 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at an iron pipe, said pipe being located by measuring from a sand rock marking the northeast corner of the southeast quarter of the southwest quarter of Section 30, Township 6 South, Range 11 West, with a bearing of South 88 degrees 43 minutes 30 seconds West along and upon the north line of the southeast quarter of the southwest quarter of said section, a distance of 752.89 feet to an iron pipe; thence measuring with the bearing, South 00 degrees 51 minutes EAST a distance of 557.70 feet to the point of beginning, shown by an iron pipe; thence measuring with the bearing of South 00 degrees 51 minutes East, a calculated distance of 224.95 feet (250.00 feet record) to a point on the north right-of-way of Middle Mount Vernon Road; thence measuring with the bearing South 69 degrees 32 minutes West, a calculated distance of 123.48 feet to a point in the north right-of-way of Middle Mount Vernon Road; thence measuring with the bearing North 02 degrees 13 minutes 30 seconds East, a distance of 145.00 feet (calculated and recorded) to an iron pipe; thence measuring with the bearing South 72 degrees 37 minutes 30 seconds West, a distance of 202.19 feet (calculated and recorded) to a point on the east right-of-way of Mel's Drive; thence measuring with the bearing of North 07 degrees 18 minutes 28 seconds West, a distance of 60.08 feet (calculated and recorded) to a point on the east right-of-way of Mel's Drive; thence measuring with the bearing of North 04 degrees 28 minutes 01 seconds East, a distance of 90.64 feet (calculated and recorded) to an iron pipe; thence measuring with a bearing of North 87 degrees 00 minutes 00 seconds East, a distance of 197.70 feet (calculated and recorded) to an iron pipe; thence measuring North 02 degrees 13 minutes 30 seconds East, a distance of 21.45 feet (calculated and recorded) to an iron pipe; thence measuring with the bearing North 88 degrees 46 minutes 00 seconds East, a distance of 102.04 feet (calculated and recorded) to the place of beginning, containing 1.18 acres, more or less (51,520.0 sq.ft.).

Subject to a 10 foot public utility easement.

Subject to all existing building and use restrictions of record affecting the above described real estate.

subject to all existing easements, highways and rights-of-way of record affecting the above described real estate.

Witness my hand and seal this 15th day of October, 1997.



Danny K. Leek, R.L.S.
Indiana Registration No. S0480