98-03707

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 09 1998

798 (SP)

Suzanne M. Crouch
AUDITOR

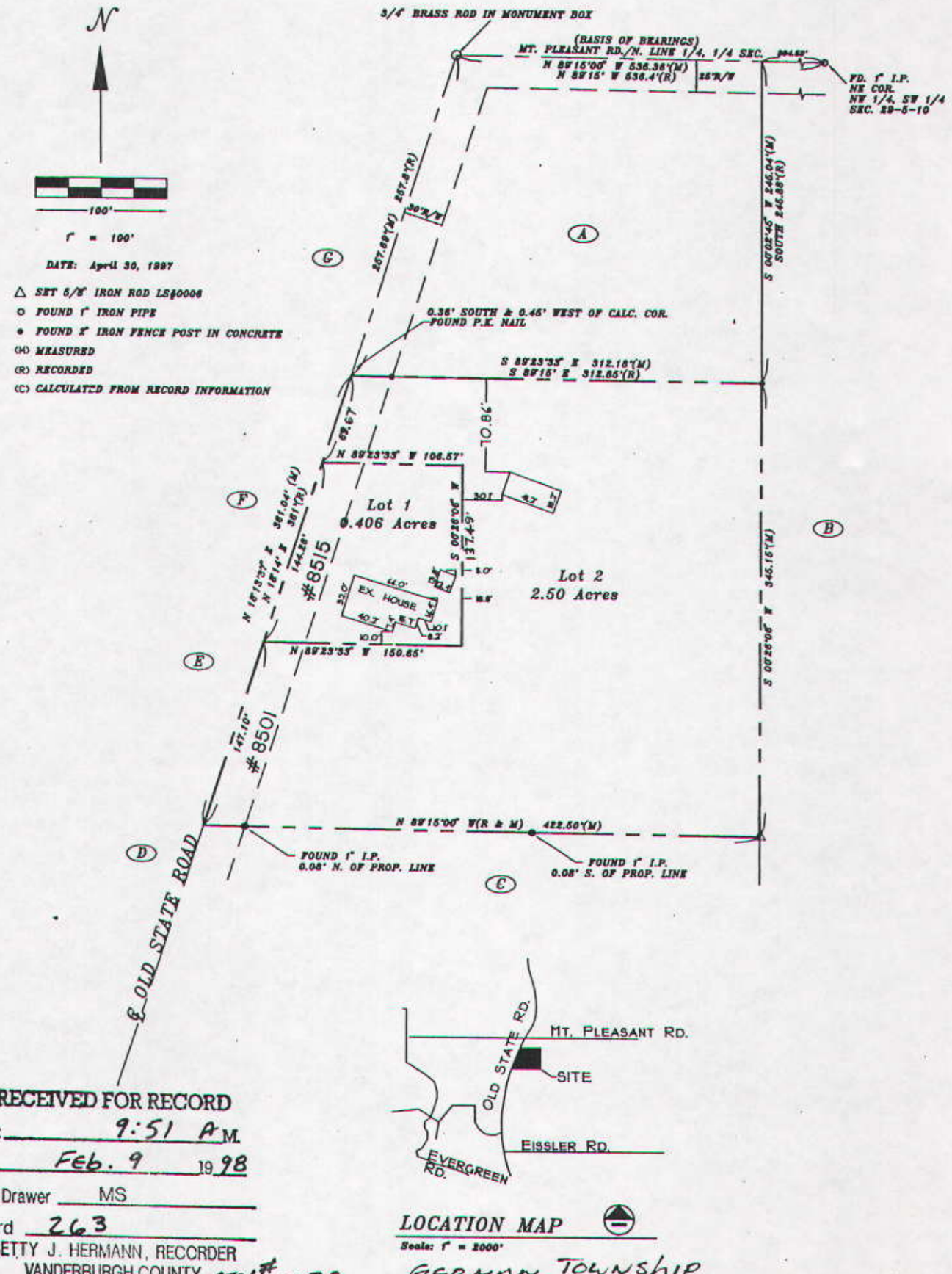
VANDERBURGH COUNTY
FILED
FEB 09 1998

Suzanne M. Crouch
AUDITOR

MS-263

DO NOT WRITE IN SPACE ABOVE THIS LINE

SEIB MINOR SUBDIVISION



LOCATION MAP

Scale: 1" = 2000'

GERMAN TOWNSHIP

RECEIVED FOR RECORD
at 9:51 A.M.
Feb. 9 1998
Plat Drawer MS
Card 263
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY CTAL# 0039

#19-MS-97

AREA PLAN COMMISSION OFFICIAL FORM

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

David W. & Kathy S. Seib, 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 Seib Minor Subdivision

David W. Seib
David W. Seib
8515 Old State Road
Evansville, IN 47710

Kathy S. Seib
Kathy S. Seib
8515 Old State Road
Evansville, IN 47710

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 Feb. 9, 1998

PRESIDENT Richard H. Bona, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID QUARTER, QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION, ALSO BEING THE CENTERLINE OF MT. PLEASANT ROAD, NORTH 89°15'00" WEST 536.36 FEET TO A 3/4" BRASS ROD IN A MONUMENT BOX AT THE CENTERLINE OF OLD STATE ROAD; THENCE ALONG SAID CENTERLINE SOUTH 18°13'37" WEST 257.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE

1ST: SOUTH 89°23'33" EAST 312.18 FEET TO A 2" IRON POST IN CONCRETE; THENCE

2ND: SOUTH 00°26'06" WEST 345.15 FEET TO A 5/8" IRON ROD (LS0006); THENCE

3RD: NORTH 89°15'00" WEST 422.50 FEET TO THE CENTERLINE OF OLD STATE ROAD; THENCE ALONG SAID CENTERLINE

4TH: NORTH 18°13'37" EAST 361.04 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.907 ACRES MORE OR LESS.

SUBJECT TO: THE RIGHT-OF-WAY FOR OLD STATE ROAD, 30 FEET IN WIDTH, AND LYING EASTERLY OF AND ADJACENT TO THE 4TH COURSE OF THE ABOVE DESCRIBED PROPERTY.

General Notes:

1. Owner/Developer: David and Kathy Seib; 8515 Old State Road; Evansville, IN 47710; 812/867-2026.
2. Utilities: German Township Water District has water available at this site. Gas and electric are available at this site. Lot one currently has an existing septic system. Sewage disposal for lot 2 is by septic field system and must be approved by the Health Department. Sewer for both lots will be available upon completion of the Old State Road sewer extension. Expected completion is September 1997.
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 25 of 100 dated August 5, 1991 for Vanderburgh County. 18a 256 0075C
5. Zoning: The above described property is zoned AG.
6. Soil Classification: HoB2 - Hosmer Silt Loam, 2 to 6 percent slopes, eroded.
   HoC3 - Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded.
   HoD3 - Hosmer Silt Loam, 12 to 18 percent slopes, severely eroded.
7. Adjacent Property Owners:
   A. CHARLES R. AND JANIS SUE MANGOLD; 201 E. MT. PLEASANT RD.; EVANSVILLE, IN 47711
   B. JACK H. & VIRGINIA L. GATES; 211 E. MT. PLEASANT RD.; EVANSVILLE, IN 47711
   C. JAMES E. & BEVERLY J. SALMON; 8516 NORTHFIELD DR.; EVANSVILLE, IN 47711
   D. JOSEPH H. & NORMA E. SCOTT; 8410 OLD STATE RD.; EVANSVILLE, IN 47710
   E. LARRY E. & JOYCE A. WORSDORFER; 8500 OLD STATE RD.; EVANSVILLE, IN 47710
   F. LEO & ROSEMARY DATZMAN; 8514 OLD STATE RD.; EVANSVILLE, IN 47710
   G. THOMAS M. HARE; 8650 OLD STATE RD.; EVANSVILLE, IN 47710

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