98-09664 AREA PLAN COMMISSION OFFICIAL FORM

MS-265

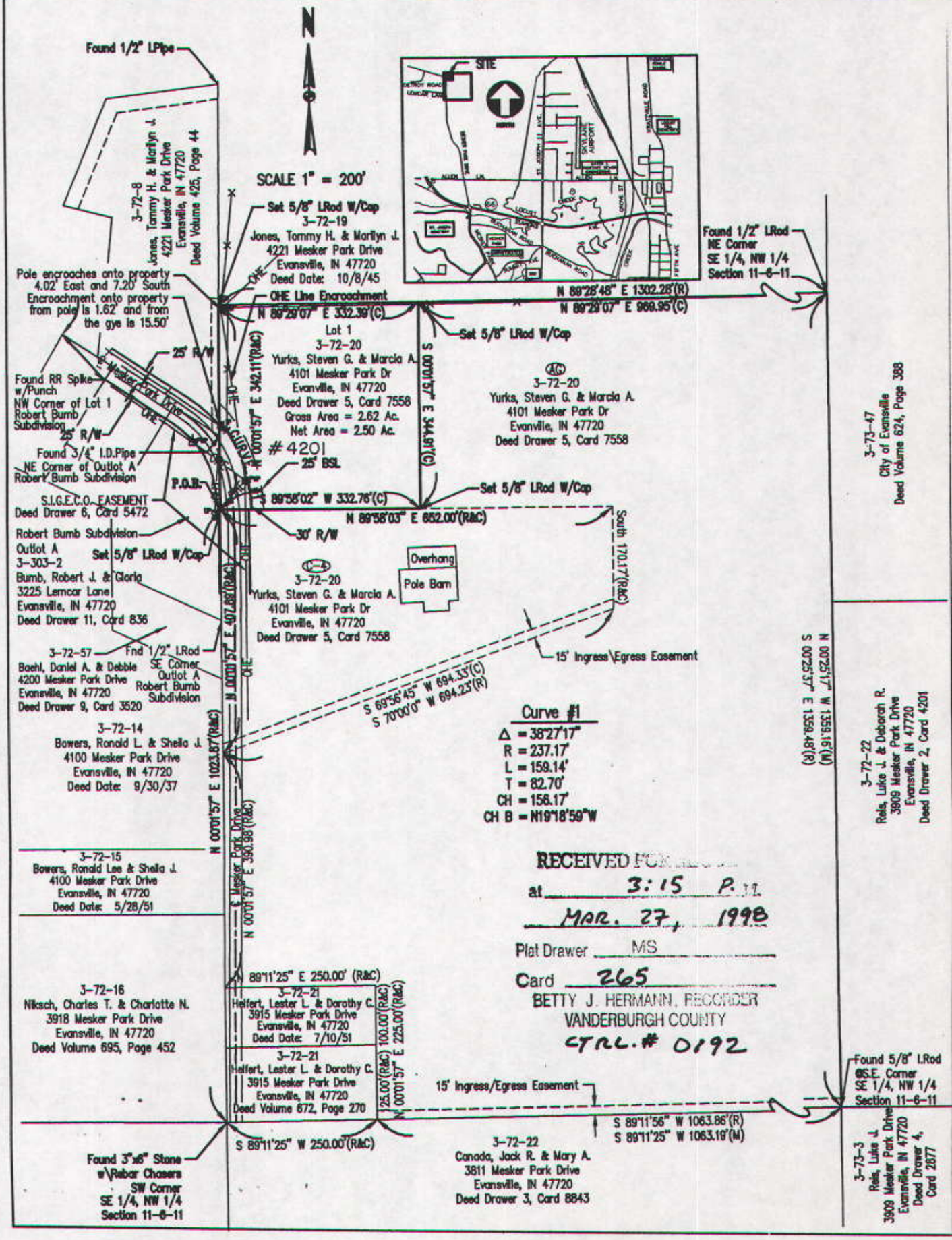
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAR 27 1998

Suzanne M. Crouch
AUDITOR
#2050

DO NOT WRITE IN SPACE ABOVE THIS LINE

Steve Yurks Minor Subdivision
Primary Plat of One Lot Residential Subdivision



STEVE YURKS MINOR SUBDIVISION

PRIMARY PLAT OF ONE LOT RESIDENTIAL SUBDIVISION

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 11, Township 6 South, Range 11 West, in Vanderburgh County, Indiana, described as follows: † GERMAN TWP.

Beginning at a point shown by a set 5/8-inch rod with a plastic cap stamped "Morley and Associates, Inc., I.D. No. 0023" on the West line of said Quarter Quarter Section, which lies North 00 degrees, 01 minutes, 57 seconds East, a distance of 1023.87 feet from a stone marking the southwest corner of said quarter quarter section; from said place of beginning continue North 00 degrees, 01 minutes, 57 seconds East along said west line for 342.11 feet to a set 5/8-inch iron rod; thence North 89 degrees 29 minutes 07 seconds East 332.39 feet to a set 5/8-inch iron rod, thence South 00 degrees 01 minutes 57 seconds East 344.91 feet to a set 5/8-inch iron rod; thence South 89 degrees, 58 minutes, 02 seconds West 332.76 feet to the point of beginning and containing a gross area of 2.62 acres (114,240 sq. ft.) and a net area of 2.5 acres (109,042 sq. ft.).

The above described real estate is subject to a 30' right-of-way centered on Mesker Park Drive.

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

GENERAL NOTES

Zoning: The current zoning for the subject property is AG.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991, Vanderburgh County, Indiana, no part of the proposed site within the designated Special Flood Hazard Zone "A".

Utilities: City water is available for the subject 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.

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 MARCH 23, 1998

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth St.
Evansville, IN 47713-1797
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

Steven G. & Marcia A. Yurks, 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 Steve Yurks Minor Subdivision

Steven G. Yurks
4101 Mesker Park Drive
Evansville, IN 47720
Owner

Marcia A. Yurks
4101 Mesker Park Drive
Evansville, IN 47720
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 23 DAY OF MARCH 1998.

MY COMMISSION EXPIRES: 6 3 99

NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Luke J Reis
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

PRESIDENT ~~PLAT RELEASE~~ Alfred H. Bauer, Jr. MAR. 27, 1998

PLAT RELEASE ~~PRESIDENT~~ Barbara L. Cunningham

EXECUTIVE DIRECTOR Barbara L. Cunningham

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."

Mailbox Structures: No brick or other non-breakaway mailbox structures can be placed in the Mesker Park Drive right-of-way.