98-13398

MS-267

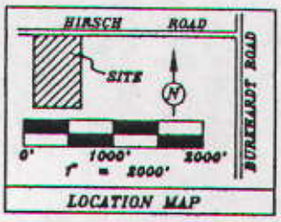
RECEIVED FOR RECORD
at 3:45 P. M.
April 28 1998
Plat Drawer MS
Card 267
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Cert # 0234

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
APR 28 1998
Suzanne M. Crouch
AUDITOR # 2798

DO NOT WRITE IN SPACE ABOVE THIS LINE

CODY RAY ACRES MINOR SUBDIVISION

SURVEY FOR DENNIS CRAFT
PART OF THE NORTH 1/2 OF THE NORTHEAST QUARTER
SECTION 12, TOWNSHIP 6 SOUTH, RANGE 10 WEST



JILSON & JANET FOX
VOL. 512, P. 194

MELVIN R. & BETTY J. MILLER
VOL. 588, P. 116

HIRSCH ROAD

℄ N 90°00'00" E 99.00'(R & M)

(BASIS OF BEARINGS) N 90°00'00" E 528.00'(R)

278.00'(M)

250.00'(M)

℄

35'

382

35' RIGHT-OF-WAY

150' SIGECO EASEMENT

FOUND 3/4" I.R. NW COR., NW 1/4, NE 1/4 SEC. 12, T6S, R10W

#5635

THE BASE FLOOD ELEVATION FOR THIS SITE IS 384.5 ALL BUILDINGS MUST HAVE A F.P.C. OF 386.5 OR HIGHER.

125.00'(M) S 00°32'04" E

SET 5/8" IRON ROD LS #0006

#5717

108.00'(M) S 90°00'00" W

150' SIGECO EASEMENT

BOBBY J. & MARCIE CRAFT
VOL. 577, P. 203

DENNIS R. CRAFT
D.D. 6, CD. 8987

N

LOT #1
2.505 AC±

382

FPG 386.5

LOT #2
7.34 AC±
F.P.G. 386.5'

12.16' 37' 12'

14.4' 11.8'

104' BARN

63.1'

437.80'(M) S 00°32'04" E

662.80'(R & M) N 00°32'04" E 812.80'(R & M)

30.2'

40.2' BARN

0' 50' 100'
1" = 100'

DATE: 10/07/96
REVISED 08/05/97

▲ SET 5/8" IRON ROD LS#0006

(M) MEASURED
(R) RECORDED

FD. 3/4" I.R. 0.36' S. OF COR.

170.00'(M) S 90°00'00" W

380

THE BASE FLOOD ELEVATION FOR THIS SITE IS 384.5. ALL BUILDINGS MUST HAVE A F.P.C. OF 386.5 OR HIGHER.

DENNIS CRAFT
D.D. 7, CD. 9825

250.00'(R & M)

S 00°32'04" E 812.80'(R & M)

Job #: S-5710
Drawn By: C. Boyd

528.00'
S 90°00'00" W

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 8/29/97

Ralph A. Easley, Jr.
Andy Easley Engineering
1133 W. Mill Road, #205
Evansville, IN 47710
812/424-2481

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

OWNERS CERTIFICATE

Dennis Craft, 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 Cody Ray Acres

Dennis Craft
5821 Hirsch Road
Evansville, IN 47715
812/477-0088

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 29th DAY OF August 1997.

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 April 28, 1998

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

MS-267

AREA PLAN COMMISSION OFFICIAL FORM

LAND DESCRIPTION

Part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 6 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Knight Township

Beginning at a point in the North line of said Quarter, Quarter Section, said point lying North 90?00'00" East 99.00 feet from the Northwest corner; thence along said North line

1st: North 90°00'00" East 528.00 feet; thence

2nd: South 00°32'04' West 812.20 feet; thence

3rd: South 90°00'00' West 528.00 feet; thence

4th: North 00°32'04" East 812.20 feet to the point of beginning, containing 9.845 acres more or less.

SUBJECT TO: The right-of-way for Hirsch Road, 35 feet in width and lying Southerly of and adjacent to the 1st course of the above described parcel.

ALSO SUBJECT TO: An easement granted to Southern Indiana Gas and Electric Company by Deed recorded in Deed Record 292, P. 577 in the office of the recorder of Vanderburgh County, said easement being 150 feet in width and lying Southerly of and adjacent to the 1st course of the above described property.

GENERAL NOTES

1. Owner/Developer: Dennis Craft, 5901 Hirsch Road, Evansville, IN 47715
2. Utilities: Southern Indiana Gas and Electric services are available. A septic system will be required. NO CITY WATER AVAILABLE.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which will 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 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 parcel is within the flood plain according to firm panel 180256-0025C for Vanderburgh County, Indiana dated August 5, 1991. Base Flood Elevation 384.5 and First Floor Elevation 386.5 per Vanderburgh County Building Commission, 09/24/96. FLOOD ZONE "A".
5. Soil Data: Mr - McGary Silt Loam; Ev - Evansville Silt Loam
6. ~~Zoned Agricultural, with a small portion zoned C~~
7. Adjacent Property Owners:
   (1) Jilson & Janet Fox, 5602 Hirsch Rd., Evansville, IN 47715
   (2) Melvin & Betty Miller, 6000 Hirsch Rd., Evansville, IN 47715
8. NO NON-BREAKAWAY STRUCTURES.