AREA PLAN COMMISSION OFFICIAL FORM minor sub DRAWER MS CARD 268

MS-268

RECEIVED FOR RECORD
at 10:05 A.M.
July 9 1998
Plat Drawer MS
Card 268
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
Ctrl # 0072

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUL 09 1998
Suzanne M. Crouch
AUDITOR
4732

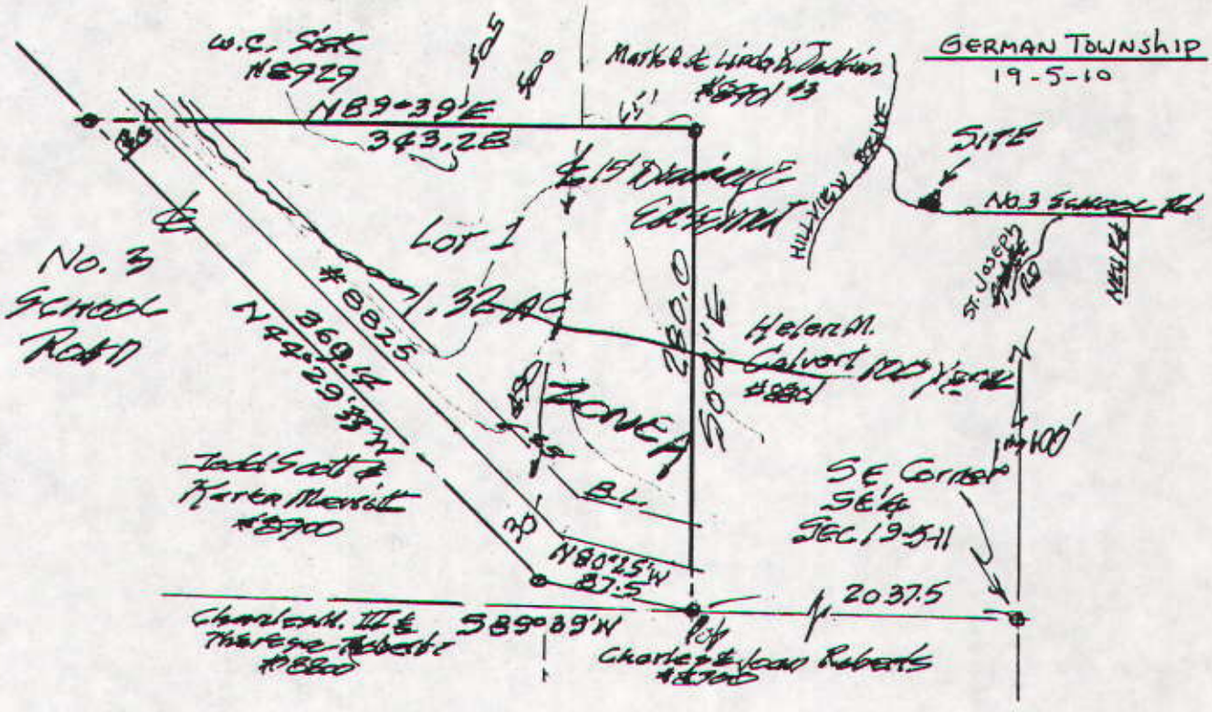
98-22642

DO NOT WRITE IN SPACE ABOVE THIS LINE

BRIAN ROGGE SUBDIVISION

Part of the South half of the Southeast Quarter of Section 19, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said Southeast Quarter of Section 19, Township 5 South, Range 11 West a distance of 2,037.5 feet South 89 degrees 39 minutes West of the Southeast corner of said section, thence North 80 degrees 25 minutes West a distance of 87.5 feet, thence North 44 degrees 29 minutes 33 seconds West a distance of 369.14 feet, thence North 89 degrees 39 minutes East a distance of 343.28 feet, thence South 0 degrees 21 minutes East a distance 280 feet to the point of beginning, containing 1.320 acres.



Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, Le. 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 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.

Gas and electric available by SIGECO

Lot is partially in Zone A
Firm Map 180856-0075C
Flood Protection Grade - 492.0' MSL

German Township water available at site

Individual sewage disposal required in compliance with Indiana State Department of Health Rule 410 IAC 5-8.1 Residential Sewage Disposal System.

APC# 7-MS-98
#Z-98-7

SURVEYORS CERTIFICATE

I, Billy T Nicholson, 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 Mar. 20 1998 Billy T Nicholson LS#7964

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

I, 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 Brian Rogge Subdivision

Brian P. Rogge

Brian Rogge
1088 Haven Drive
Evansville IN 47711

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 17th DAY OF June 1998.

MY COMMISSION EXPIRES: 3/13/2000

Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

BARBARA A RUNYON
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 July 9, 1998

PRESIDENT Richard H. Bamberger Jr.

EXECUTIVE DIRECTOR Barbara Cunningham

11.00
KM