AREA PLAN COMMISSION OFFICIAL FORM

MS-270

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 13 1998

Suzanne M. Crouch
AUDITOR
#5670

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

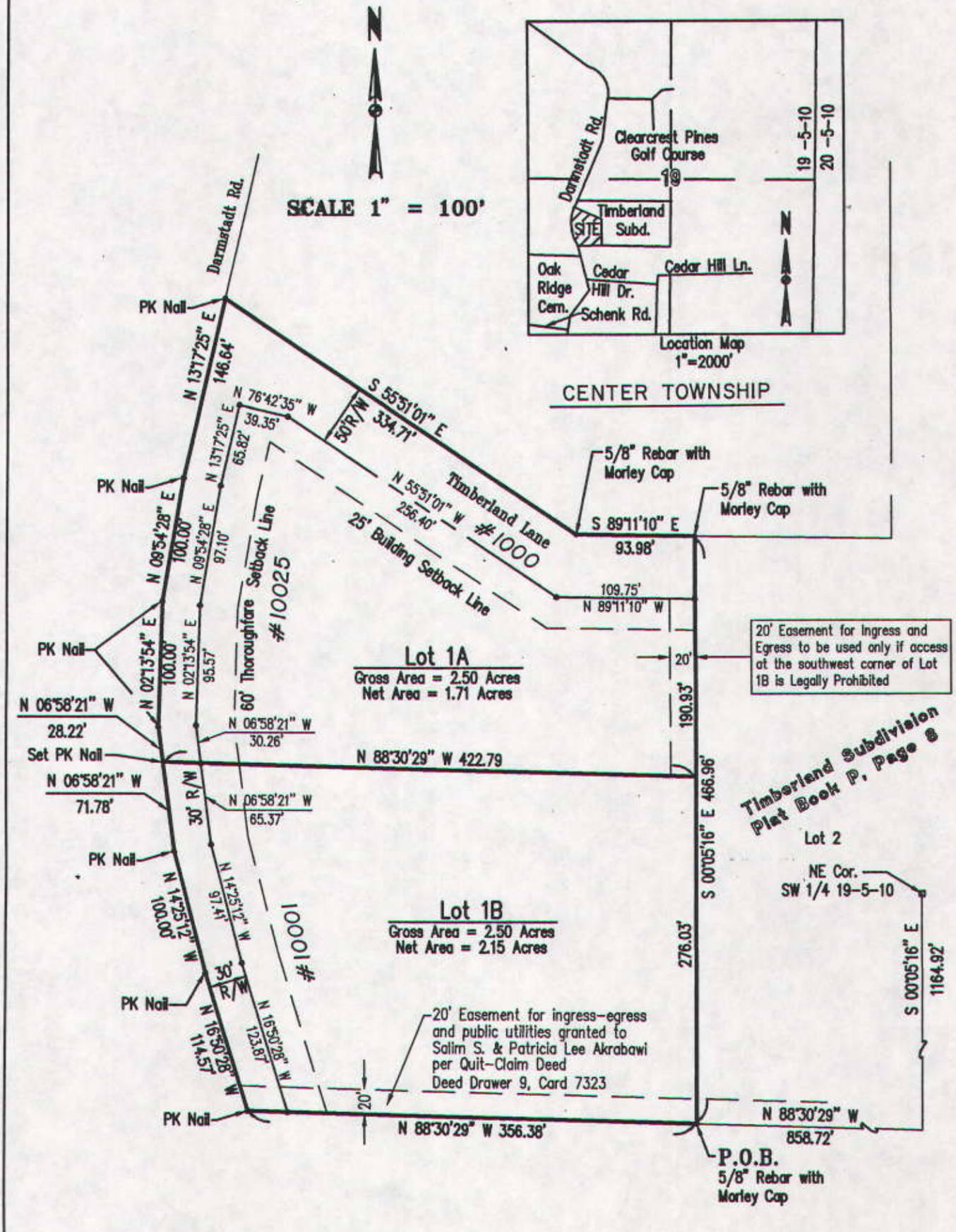
1998R00027123

08-13-1998 2:52 PM

RECORDING FEE: 15.00
PAGES: 4

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat Lot 1, Timberland Subdivision



APC#8-MS-98

15.00 W

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 6/19/98

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 S. E. Sixth Street
Evansville, IN 47713-1222

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

Kenneth Rueger
Kenneth Albert Rueger
Susan L. Watson
John Edward Rueger
Kristie K. Rueger
Sherri A. Godwin

OWNERS CERTIFICATE

, 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 Lot 1, Timberland Subdivision

Kenneth Rueger
10200 Darmstadt Road
Evansville, IN 47710

Kenneth Albert Rueger
Vanderburgh County, IN

Susan L. Watson
Vanderburgh Co., IN

John Edward Rueger
Vanderburgh Co., IN

Kristie K. Rueger
Vanderburgh Co., IN

Sherri A. Godwin
Hancock Co., IN - see second Notary Certificate

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 26th DAY OF June 1998.

MY COMMISSION EXPIRES: Nov. 21, 2000

RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC

Edwin W. Johnson
NOTARY PUBLIC

Edwin W. Johnson
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 6 - 3 1998.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE 8 - 13 - 1998

PRESIDENT Robert H. Evans, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

MS-270 AREA PLAN COMMISSION OFFICIAL FORM

REPLAT LOT 1 TIMBERLAND SUBDIVISION

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 19, Township 5 South, Range 10 West, lying in Vanderburgh County, Indiana, and more particularly described as follows:

Lot 1 of Timberland Subdivision as per plat thereof recorded in Plat Book P, Page 8, in the office of the Recorder of Vanderburgh County being more particularly described as follows:

Commencing at a point on the East line of said quarter section South 00 degrees 05 minutes 16 seconds East 1164.92 feet from the Northeast corner of said quarter section; thence North 88 degrees 30 minutes 29 seconds West 858.72 feet to the southeast corner of said Lot 1, said point being the point of beginning; thence continuing North 88 degrees 30 minutes 29 seconds West 356.38 feet to a point in the center of Darmstadt Road; thence along the center of said Road North 16 degrees 50 minutes 28 seconds West 114.57 feet; thence continue along the center of said Road North 14 degrees 25 minutes 12 seconds West 100.0 feet; thence continue along the center of said Road North 06 degrees 58 minutes 21 seconds West 100.0 feet; thence continue along the center of said Road North 02 degrees 13 minutes 54 seconds East 100.00 feet; thence continue along the center of said Road North 09 degrees 54 minutes 28 seconds East 100.0 feet; thence continue along the center of said Road North 13 degrees 17 minutes 25 seconds East 146.64 feet; thence South 55 degrees 51 minutes 01 seconds East 334.71 feet; thence South 89 degrees 11 minutes 10 seconds East 93.98 feet; thence South 00 degrees 05 minutes 16 seconds East 466.96 feet to the point of beginning and containing 5.00 acres.

The above described real estate is subject to a 30 foot right-of-way off the entire west side of property.

The above described real estate is subject to a 60 foot thoroughfare setback line off the entire west side of property.

The above described real estate is also subject to a Private 50 foot right-of-way and public utility easement across the above described real estate to be used for ingress and egress and public utilities to the above described real estate and herein shown on said plat.

The above described real estate is subject to a 20 foot easement for ingress and egress and for public utilities per Deed Drawer 9, Card 7323 in the office of the Recorder of Vanderburgh County.

GENERAL NOTES

Lot 1A is hereby subject to a 20' wide easement for ingress and egress to Lot 1B, however, said easement shall not be used unless access at the southwest corner of Lot 1B is legally prohibited.

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

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

Utilities: Gas, electric, telephone, and city water are available for the subject property.

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

~~RECEIVED FOR RECORD~~
~~at ___ M ___ 19 ___~~
~~CTRL # ___~~
~~BETTY J. HERMANN, RECORDER~~
~~VANDERBURGH COUNTY~~

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.

Both Lot 1A and 1B have been approved for mound systems only.

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."

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF HANCOCK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner, Sherri A. Godwin, who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 23 day of June, 1998.

My Commission Expires:

MICHELLE L MOORE
NOTARY PUBLIC STATE OF INDIANA
HANCOCK COUNTY
MY COMMISSION EXP. JAN. 2,1999

Michelle L. Moore
Notary Public

Michelle L. Moore
(typed or printed name)

Notary Resides in

Hancock
County, Indiana