AREA PLAN COMMISSION OFFICIAL FORM

MS-271

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 30 1998

Suzanne M. Crouch
AUDITOR #6932

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1998R00032844

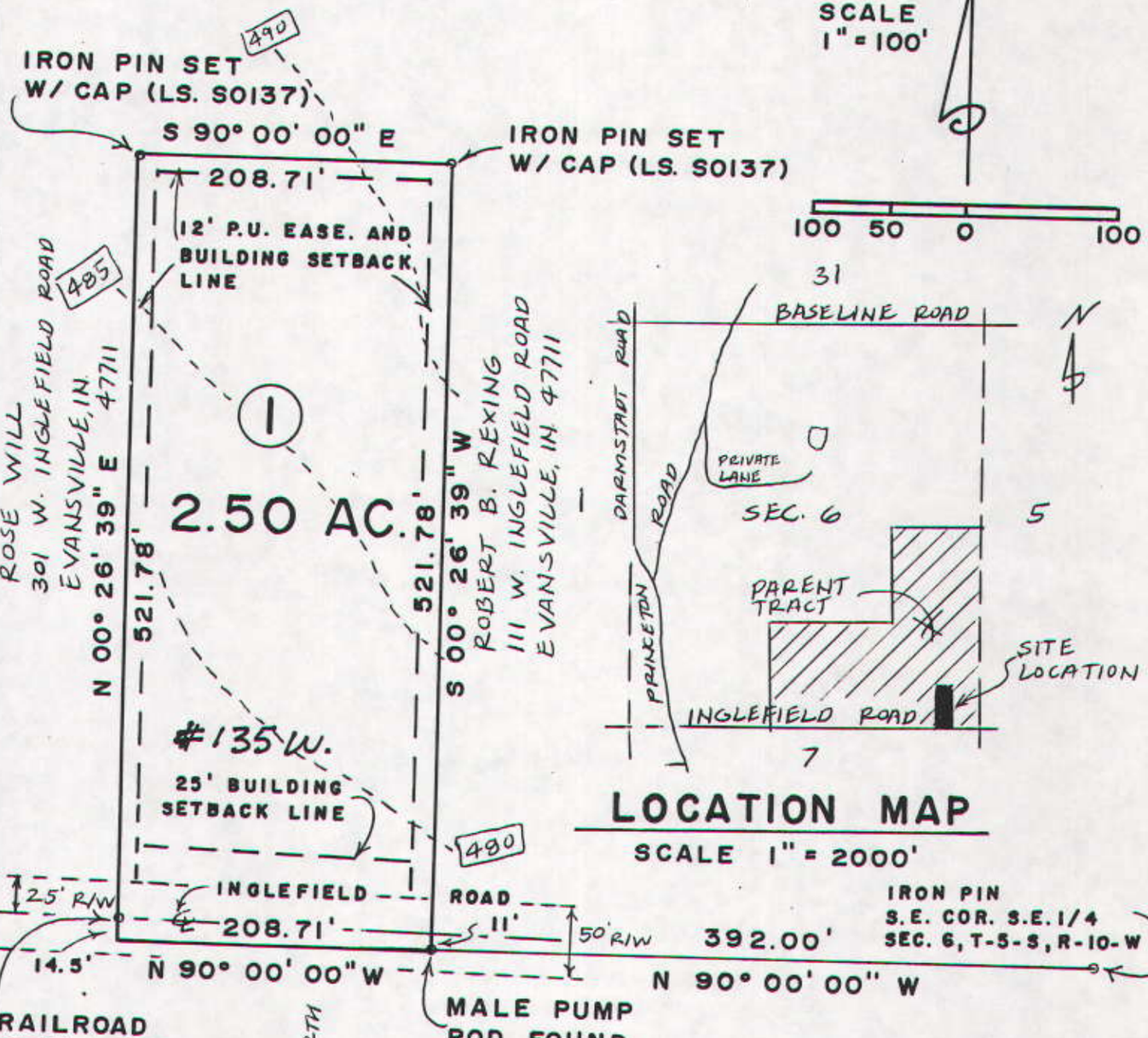
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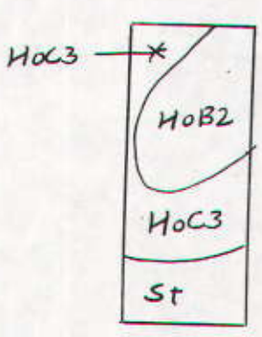
ROSE WILL SUBDIVISION

ROSE WILL
301 W. INGLEFIELD ROAD
EVANSVILLE, IN. 47711



LOCATION MAP

SCALE 1" = 2000'



N

SOIL SURVEY MAP

SCALE 1" = 300'

APC # 26-MS-98

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, 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 AUG. 19, 1998 Fred J. Kuester

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

ROSE WILL, 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 Rose Will

Rose Will

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 30th DAY OF September 1998.

MY COMMISSION EXPIRES: Feb 18, 2000

Jane Winters
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Jane Winters
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 SEPT. 30, 1998

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Blaine Davis

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section six (6), Township five (5) South, Range ten (10) West in Scott Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron marking the Southeast corner of said quarter section; thence North 90 degrees 00 minutes 00 seconds West along the south line of said quarter section three hundred ninety-two and no hundredths (392.00) feet to a male pump rod found marking the initial point of beginning of the following described real estate; thence North 90 degrees 00 minutes 00 seconds West along said south line two hundred eight and seventy-one hundredths (208.71) feet to a point; thence North 00 degrees 26 minutes 39 seconds East parallel to the east line of said quarter section five hundred twenty-one and seventy-eight (521.78) feet to an iron pin set (with cap LS #S0137); thence South 90 degrees 00 minutes 00 seconds East parallel to said south line two hundred eight and seventy-one hundredths (208.71) feet to an iron pin set flush (with cap LS #S0137); thence South 00 degrees 26 minutes 39 seconds West parallel to said east line five hundred twenty-one and seventy-eight hundredths (521.78) feet to the point of beginning.

Containing **2.50 acres** more or less.

Subject to all legal right of ways and or easements.

General Notes:

1) Owner: Rose Will
301 W. Inglefield Road
Evansville, IN. 47711

2) Utilities: Southern Indiana Gas and Electric service is available, Evansville City Water, private septic system must be in compliance with 410 IAC 6-8.1 LIMITED TO MOUND TYPE ONLY.

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & 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 erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM Panel No. 55 of 100 #180256 0055 C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data:
HoB2 Hosmer silt loam, 2% to 6% slopes, eroded.
HoC3 Hosmer silt loam 6% to 12% slopes, severely eroded.
St. Stendal silt loam.