AREA PLAN COMMISSION OFFICIAL FORM

MS-275

RECEIVED FOR RECORD
at 3:46 P M.
JAN 11 19 99
Plat Drawer MS
Card -275
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
1999R00001029

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JAN ~~X~~ 1999
11
Suzanne M. Crouch
AUDITOR
~~112~~ 258

DO NOT WRITE IN SPACE ABOVE THIS LINE

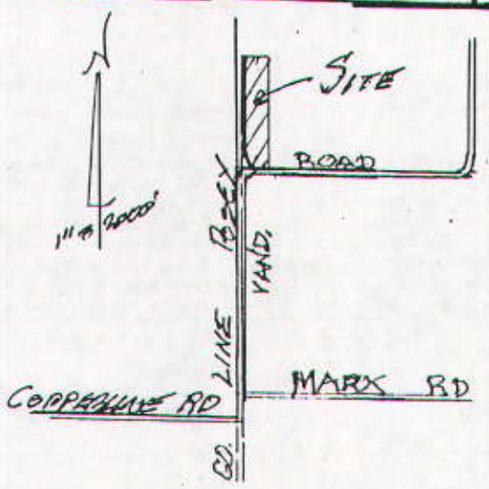
SCOTT RIPPY SUBDIVISION

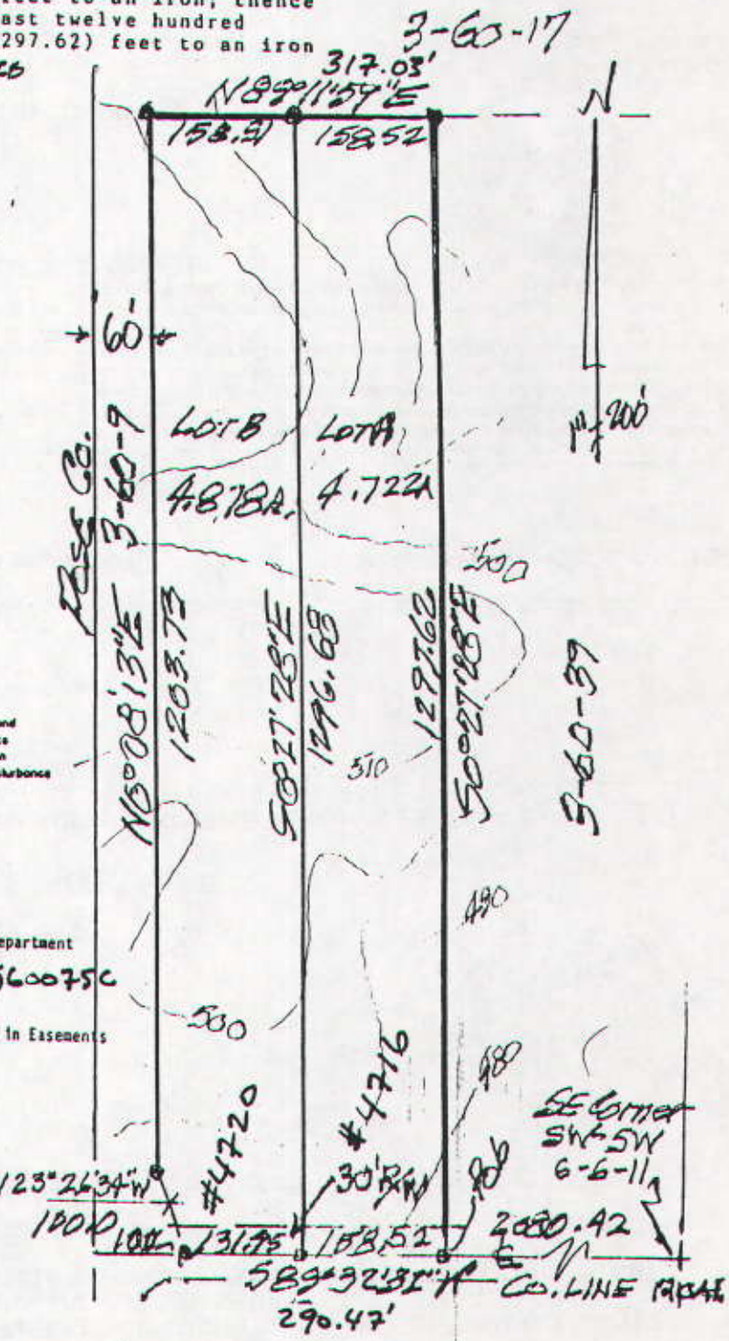
Part of the Southwest quarter of the Southwest Quarter of Section (6), Township (6) South, Range (11) West in Vanderburgh County, Indiana and more particularly described as follows:

Beginning at an iron on the south line two thousand eighty and forty-two hundredths (2080.42) feet South 89 degrees 32 minutes 32 seconds West of the Southeast corner of said quarter quarter section; thence South 89 degrees 32 minutes 32 seconds West along the south line of said quarter quarter section two hundred ninety and forty-seven hundredths (290.47) feet to an iron; thence North 23 degrees 26 minutes 34 seconds West one hundred and no hundredths (100.00) feet to an iron; thence North 00 degrees 08 minutes 13 seconds East twelve hundred three and seventy-three hundredths (1203.73) feet to an iron on the north line of said quarter quarter section; thence North 89 degrees 11 minutes 59 seconds East along said north line three hundred seventeen and three hundredths (317.03) feet to an iron; thence South 00 degrees 27 minutes 28 seconds East twelve hundred ninety-seven and sixty-two hundredths (1297.62) feet to an iron at the point of beginning, CONT. 9.6 ACRES

3-65-17

GERMAN TOWNSHIP





Erosion control: Slopes of 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 more than 6% shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
SEEDING.

Gas and electric available at subdivision
German Township Water by extension

Sewage disposal by private system as approved by Health Department

All areas are outside 100 year flood. PANEL # 180 25600 75C

Drainage Easements
No buildings or structures shall be erected or maintained in Easements

+ denotes 5/8" rebar with yellow monument cap

NO NON-BREAKAWAY MAILBOX STRUCTURES CAN BE INSTALLED IN COUNTY R/W.

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 6/15/98 Billy T Nicholson LS

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

OWNERS CERTIFICATE

We, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS Scott Rippy Subdivision

Richard S. Rippy — Leann Rippy — George A Hollander

RICHARD S. RIPPY
1412 S. Helfrich (HELFRICH)
EVANSVILLE, IN 47712

LEANN RIPPY — GEORGE A HOLLANDER

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 easement 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 a 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 10th DAY OF December, 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 July 7, 1998.

PLAT RELEASE JAN. 7th 1999

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH OFFICIAL SEAL