AREA PLAN COMMISSION OFFICIAL FORM

APC

MS-276

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 25 1999

Suzanne M. Crouch
AUDITOR
#576

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

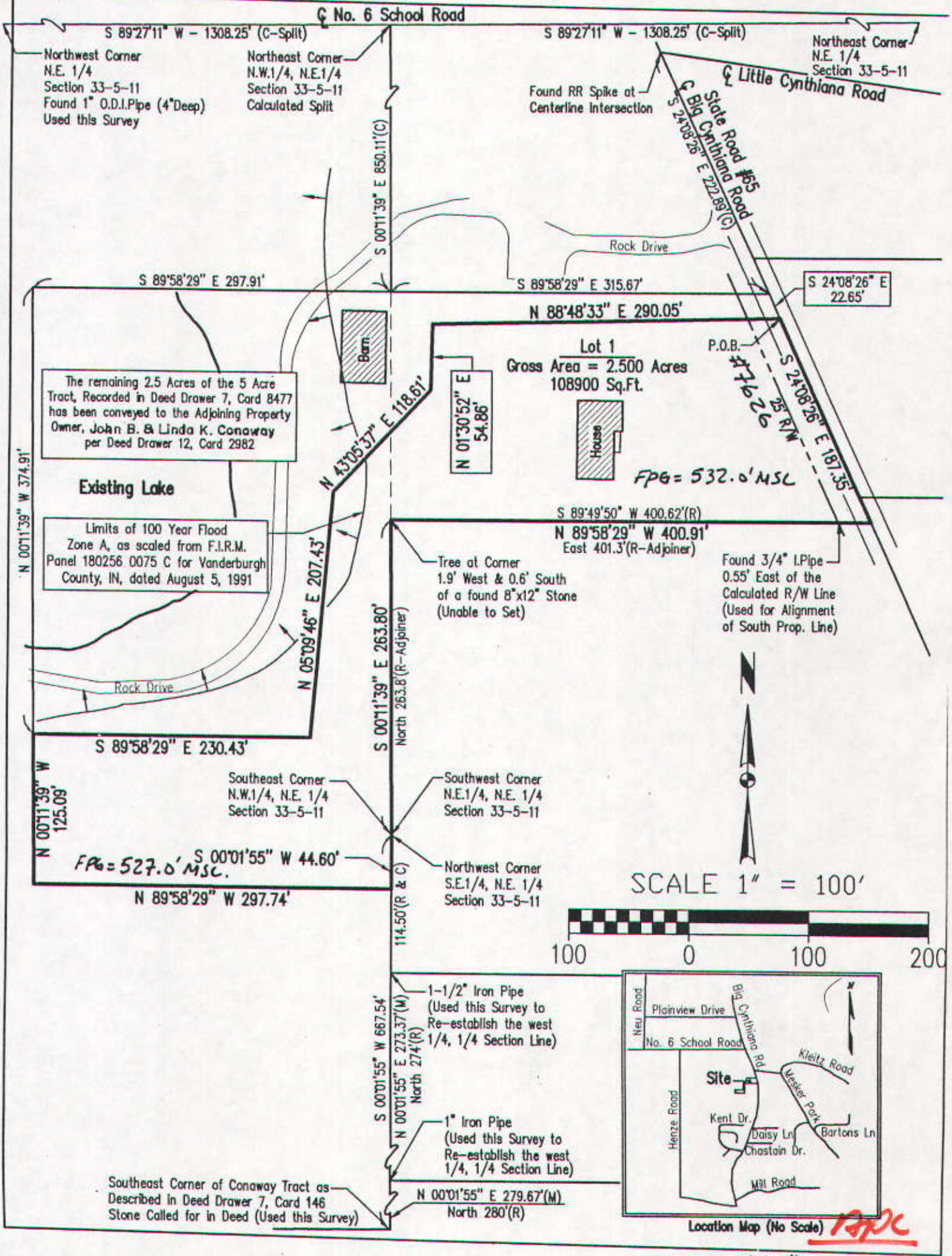
1999R00002624

01-25-1999 3:50 PM

RECORDING FEE: 15.00
PAGES: 4

DO NOT WRITE IN SPACE ABOVE THIS LINE

Conaway Acres



APC

APC # 20-MS-98

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 December 28, 1998

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

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

OWNERS CERTIFICATE

We, Bolyn J. Conaway and Julie A. Conaway, 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 Conaway Acres

Bolyn J. Conaway
7626 Cynthiana Road
Evansville, IN 47720

Julie A. Conaway
7626 Cynthiana Road
Evansville, IN 47720

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 31st DAY OF December 1998.

MY COMMISSION EXPIRES: 4-11-99

RESIDENT OF Vanderburgh COUNTY

Sharon J. Burks-Maier
NOTARY PUBLIC

Sharon J. Burks-Maier
PRINTED

NOTARY PUBLIC STATE OF 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 October 13 1998.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Jan. 25, 1999

PRESIDENT Richard H. Bauer Jr.

EXECUTIVE DIRECTOR (ASSISTANT) Blaine Oliver

J:\3971\3971Notes

AREA PLAN COMMISSION OFFICIAL FORM

CONAWAY ACRES MINOR SUBDIVISION

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 33, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northeast corner of the Northwest Quarter of the Northeast Quarter of said section 33; thence along the east line of said Quarter Quarter section South 00 degrees 11 minutes 39 seconds East 850.11 feet to a point on the north line of a tract of land conveyed to Bolyn J. and Julie A. Conaway and recorded in Deed Drawer 7, Card 8477 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Conaway tract South 89 degrees 58 minutes 29 seconds East 315.67 feet to the centerline of State Road 65 (Big Cynthiana Road); thence along the centerline of said road South 24 degrees 08 minutes 26 seconds East 22.65 feet to the true point of beginning; thence continue along the centerline of said road South 24 degrees 08 minutes 26 seconds East 187.35 feet to the northeast corner of a tract of land conveyed to Erwin E. and Eloise C. Schmidt and recorded in Deed Book 246, Page 226 in the office of said Recorder; thence along the north line of said Schmidt tract North 89 degrees 58 minutes 29 seconds West 400.91 feet to the northwest corner thereof; thence along the west line of said Schmidt tract and the east line of said Quarter Quarter section South 00 degrees 11 minutes 39 seconds East 263.80 feet to the southeast corner of said Quarter Quarter section; thence continue along the west line of said Schmidt tract and the east line of the Southwest Quarter of the Northeast Quarter of said section South 00 degrees 01 minutes 55 seconds West 44.60 feet to the southeast corner of said Conaway tract; thence along the south line of said Conaway tract North 89 degrees 58 minutes 29 seconds West 297.74 feet to the southwest corner thereof; thence along the west line of said Conaway tract and parallel with the east line of the Northwest Quarter of the Northeast Quarter of said section North 00 degrees 11 minutes 39 seconds West 125.09 feet; thence South 89 degrees 58 minutes 29 seconds East 230.43 feet; thence North 05 degrees 09 minutes 46 seconds East 207.43 feet; thence North 43 degrees 05 minutes 37 seconds East 118.61 feet; thence North 01 degrees 30 minutes 52 seconds East 54.86 feet; thence North 88 degrees 48 minutes 33 seconds East 290.05 feet to the true point of beginning and containing a Gross Area of 2.500 Acres.

Subject to a 25-foot right-of-way for State Road 65 off the east side thereof.

Subject to all easements and rights-of-way of record.

GENERAL NOTES

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

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991, Vanderburgh County, Indiana, part of the subdivision site is within the designated Special Flood Hazard Zone "A".

Utilities: Water is available for the subject property which is included in the German Township Water District. Sewers are not available.

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

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.

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.

APC# 30-05-98

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."

Gross lot acreage is calculated to the centerline of existing roads.

APC #30-MS-98