AREA PLAN COMMISSION OFFICIAL FORM

MS-280

JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 02 1999

Suzanne M Crouch
AUDITOR #3577

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00018184

06-02-1999 10:19 AM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

DUNBAR MINOR SUBDIVISION

SOIL MAP



VICINITY MAP



6-10-9
David W. & Lori M. Carlisle
7204 Old Boonville Hwy
Evansville, IN 47715

CENTERLINE OLD BOONVILLE HIGHWAY

N41°06'41"E
103.72'

43.55'

S 72° 10' 56" E
163.5'
207.05'

163.0

370.05'

10' P.U.

6-11-24
Charles H. & Julia G. Benton
7231 Old Boonville Hwy
Evansville, IN 47715

5-139-1
Max & Donna Mosbey
7200 Old Boonville Hwy
Evansville, IN 47715

LOT 1
2.715± ACRES

#7225

BASIS OF BEARING
N42°23'50"E - 244.9'

40' RIGHT-OF-WAY

10' BUILDING LINE

H

G

N07°43'06"E
155.06'

6'
6'
12' P.U.

440.52'

S 00° 17' 45" W

10' P.U.

420

6-11-11
Michael B. & Maryann M. Dunbar
7225 Old Boonville Hwy
Evansville, IN 47715

6-11-29
John B, Jr., Paul C, Robert J,
Steven M. Grannan
8411 Kifer Drive
Newburgh, IN 47630

LOT 2
2.500± ACRES

#7320
~~#7400~~

6-10-17
Gilbert & Beulah H. Mosbey
7110 Old Boonville Hwy
Evansville, IN 47715

4-129-1
Jeffery N. & Maryann Hofma
7410 Telephone Road
Evansville, IN 47715

N 47° 22' 26" W
314.29'
354.29'
10' P.U.

N27°50'51"E-318.85'

6-11-12
Jeffery W. & Sonia E. Curl
7113 Old Boonville Hwy
Evansville, IN 47715

425

446.64'

49.44'

92.35'

420

25' BUILDING LINE

30' RIGHT-OF-WAY

30

P.O.B.

960.06'

960.96'

CENTERLINE TELEPHONE ROAD

42.91'

S88°15'43"W - 254.84'

SE CORNER
SW¼
7-6-9

LEGEND

All Corners marked with iron pins or pipes
All Distances Measured
P.U. -Public Utilties Easement
EXISTING:
HOUSE [H]
GARAGE [G]

6-14-1
Katherine A. Widick
Trustee of Emma Elouise Whetstone Trust
7001 Old Boonville Hwy
Evansville, IN 47715

PROPERTY NOT IN A FLOOD HAZARD ZONE PER FIRM MAP 180256 0025C DATED AUGUST 5, 1991

EROSION CONTROL SEE PAGE 3

NO HARD-BREAKAWAY MAIL BOX STRUCTURES CAN BE INSTALLED IN COUNTY RIGHT-OF-WAY

Utilities: Water & Electric Available
Sewer: Septic Systems

APC

APC# 7-MS-99

SURVEYORS CERTIFICATE

I, William Y. Bivins, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STAT OF INDIANA, AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST A ALL LOCATIONS NOTED.

DATE February 28, 1999

William Y. Bivins, LS910003
10579 Oak Grove Road
Newburgh, IN 47630
858-9268

WILLIAM Y. BIVINS REGISTERED No. LS-910003 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

We, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAI REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS DUNBAR MINOR SUBDIVISION

Paul C. Grannan

Robert J. Grannan

Michael B. Dunbar

Maryann M. Dunbar

Stephen M. Grannan
1201 CHAR LEE DRIVE
EVANSVILLE, IN 47712

John B. Grannan, Jr.

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 ABOVI SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT ANI DEED.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF March 199 9.

MY COMMISSION EXPIRES: July 17, 2006

NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Lori J. Bumb
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 APR. 13, 1999 (SUB REVIEW)

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE JUNE 6, 1999

PRESIDENT Richard H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OFFICIAL FORM

LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST KNIGHT TOWNSHIP IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID HALF QUARTER SECTION SOUTH 88° 15' 43" WEST 960.96 FEET TO AN IRON FOUND AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF WAY LINE.

1ST: SOUTH 88° 15' 43" WEST 254.84 FEET;
THENCE

2ND: NORTH 47° 22' 26" WEST 446.64 FEET TO THE CENTERLINE OF THE OLD BOONVILLE HIGHWAY, THENCE ALONG SAID CENTERLINE.

3RD: NORTH 42° 23' 50" EAST 244.9 FEET, THENCE ALONG SAID CENTERLINE

4TH: NORTH 41° 06' 41" EAST 103.72 FEET, THENCE

5TH: THENCE SOUTH 72° 10' 56" EAST 370.05 FEET; THENCE

6TH: THENCE SOUTH 00° 17' 45" WEST 440.52 FEET TO THE POINT OF THE BEGINNING AND CONTAINING 5.215 ACRES, MORE OR LESS

SUBJECT OT A 40 FOOT RIGHT-OF-WAY FOR OLD BOONVILLE HIGHWAY AND A 30 FOOT RIGHT-OF-WAY FOR TELEPHONE ROAD AND ALL RECORDED EASEMENTS AND RIGHT-OF-WAY.

EROSION CONTROL:

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 OR STABILIZE WITH AN EROSION CONTROL MAT. SLO PES OF 2% TO 6% SHALL HAVE STAKED SOD OR AN APPROVED STAKED EROSION CONTROL MAT. SLOPES OVER 6% REQUIRE RIPRAP OF OTHER APPROVED STABILIZATION. DITCH SLOPES OVER 2% SHALL HAVE EROSION CONTROL MAT ON Both SIDE BANKS.

GROSS LOT ACREAGE IS CLACULATED TO THE CENTERLINE OF EXISTING ROADS.