AREA PLAN COMMISSION OFFICIAL FORM

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

1999R00019516

06-11-1999 11:17 AM

RECORDING FEE: 13.00
PAGES: 3

MS-281

JUN 11 1999

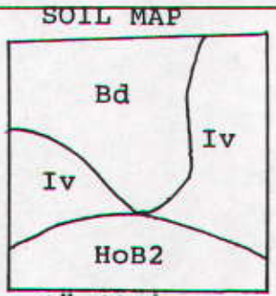
Suzanne M. Crouch
AUDITOR

#3855

DO NOT WRITE IN SPACE ABOVE THIS LINE

BOEHNE MINOR SUBDIVISION

SOIL MAP



1"=400'

NORTH

100'

SCALE: 1" = 100'

RAY REXING
3 W. STACER ROAD
HAUBSTADT, IN 47639
9-31-3 & 8

5/8" Iron Pin

S87° 15' 55"W - 590.56'

310.30' 280.26'

6' Public Utilities Easement

6' Public Utilites Easement

5/8" Iron Pin

LOT 2
2.50± ACRES

LOT 1
5.1932± ACRES

FLOOD WAY

FLOOD ZONE A

FLOOD ZONE C

S00°14'09"E-241.56'

556.0'

580.0'

N89°35'40"E-200.0'

6' Public Utilities Easement

Lake

5607 ESCONDIDA BLVD SOUTH
ST. PETERSBURG, FL 33715
9-31-2

IN. First
loor Elev.
442.0

Ex.G.

EX.HO.

S00° 14' 09"E

S00°14'09"E-327.05'

N00° 14'09"W

MIN. First
Floor Elev
443.0

850

25' Building Line

35' Right-of-Way

810

100.0'

480.0'

N89° 35' 40"E - 590.0'

CENTERLINE VOLKMAN ROAD

SW CORNER
E½NE¼
29-4-10
Railroad Spike

Railroad Spike

NOTES: Part of property in Flood Zone A per FIRM Map 180256 0015C Dated August 5, 1991.
All disturbed Area to be seeded and covered with straw within 45 days of being disturbed.
Utilities: Electric available, Septic Systems in, Well water
No Brick or other Non-Breakaway Mailbox Structures can be placed in the Right-of-Way
LOT 1 & 2 MUST SHARE A COMMON DRIVEWAY

EUGENE B. & JOAN C. WILDBACHER
18131 HWY 41 N
EVANSVILLE, IN 47711
9-31-4

SURVEYORS CERTIFICATE

I, William Y. Bivins, 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 February 8, 1999

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

OWNERS CERTIFICATE

I, 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 BOEHNE MINOR

Vicki Joy Boehne

Vicki Joy Boehne
1133 Adams Avenue
Evansville, IN 47713
422-1789

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 8th DAY OF February 1999

MY COMMISSION EXPIRES: July 17, 2006

Lori J Bimb
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Lori J. Bimb
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. 7, 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE June 11, 1999

PRESIDENT Richard H. Bane, Jr.

EXECUTIVE DIRECTOR Blaine Oliver

AREA PLAN COMMISSION OFFICIAL FORM

MS-281

LEGAL DESCRITION

Part of the East Half of the Northeast Quarter of Section 29, Township 4 South, Range 10 West in Vanderburgh County, Indiana and more particularly described as follows:

BEGINNING at the Southwest Corner of said Half Quarter Section; thence North 89° 35' 40" East, along the South line thereof, a distance of 590.0 feet; thence North 00° 14' 09" West a distance of 590.56 feet to the West line of said Half Quarter Section; thence South 00° 14' 09" East, along said West line, a distance of 556.0 feet to the POINT OF THE BEGINNING and containing 7.6932 acres, more or less.

SUBJECT TO a 35 foot Right-of-Way for Volkman Road off the entire South side thereof and all recorded Easements and Rights-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 GRADIN 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. SLOOPES 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 ONT THE SIDE BLANKETS.

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

NOTE: A FLOODWAY CONSTRUCTION PERMIT FROM IDNR MUST BE OBTAINED FOR ANY CONSTRUCTION, OTHER THAN RESIDENTIAL STRUCTURES, PLANNED WITHIN THE FLOODWAY OF POND RUN LATERAL DITCH. RESIDENTAL STRUCTURES ARE PROHIBITED WITHIN THE FLOODWAY.