AREA PLAN COMMISSION OFFICIAL FORM

MS-282

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 23 1999

Suzanne M Crouch
AUDITOR

#4143

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

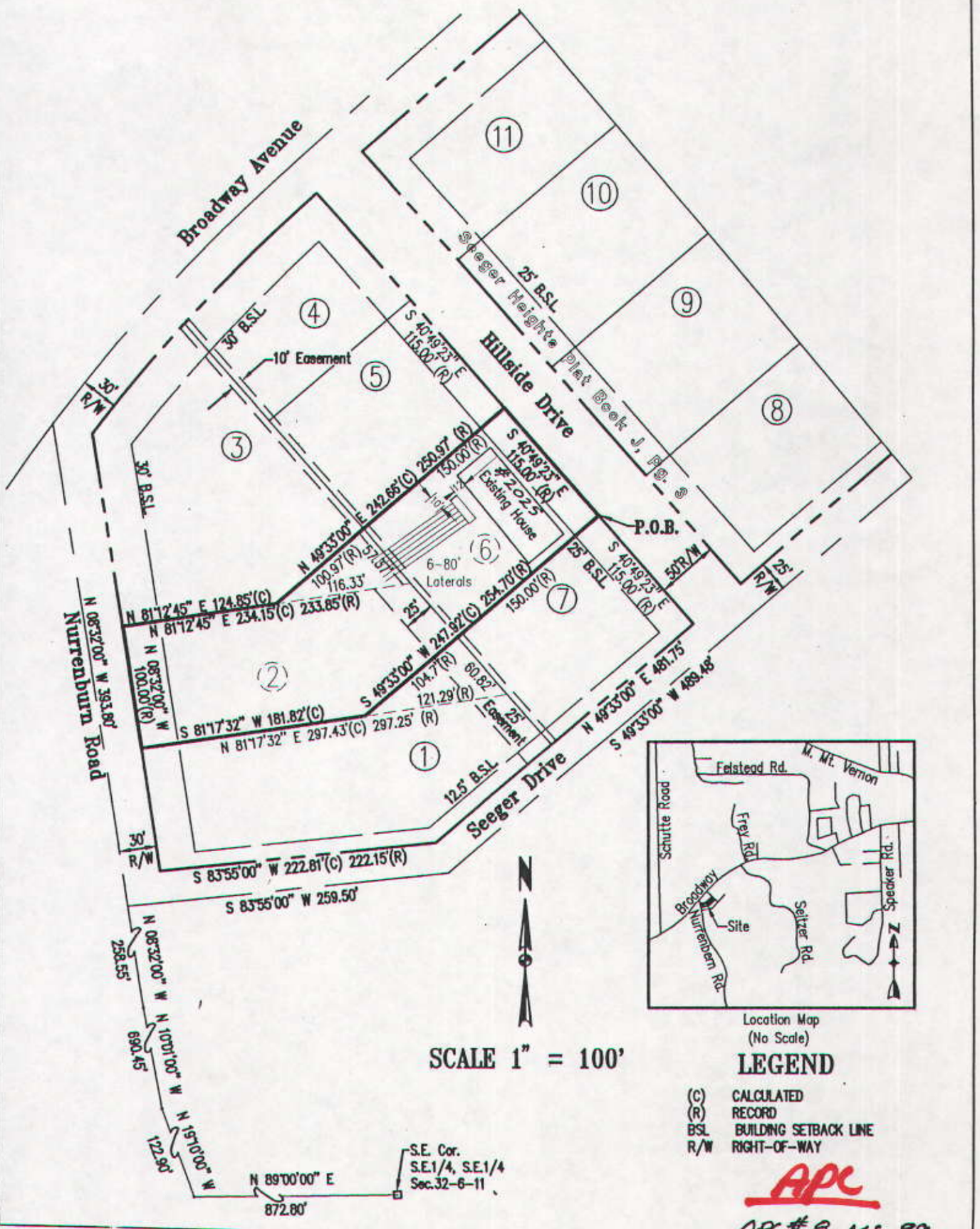
1999R00021070

06-23-1999 2:35 PM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

Minor Replat of Lot 6 and Part of Lots 2 and 3 of Seeger Heights



Location Map
(No Scale)

LEGEND

(C) CALCULATED
(R) RECORD
BSL BUILDING SETBACK LINE
R/W RIGHT-OF-WAY

APC

APC# 8-MS-99

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 MAY 10 1999

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
(812) 464-9585

OWNERS CERTIFICATE

Michael L. and Linda J. Folz, 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

Minor replat of Lot 6 and part of
Lots 2 and 3 of Seeger Heights

Michael L. Folz
2025 Hillside Drive
Evansville, IN 47712

Linda J. Folz
2025 Hillside Drive
Evansville, IN 47712

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 11th DAY OF May 1999.

MY COMMISSION EXPIRES: 4-11-07

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 MAY 5 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE

PRESIDENT Richard H. Bona, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

Boundary Description

Lot 6 and part of Lot 2 and part of Lot 3 of Seeger Heights located in Section 32, Township 6 South, Range 11 West as recorded in Plat Book J, Page 3 in the office of the Recorder of Vanderburgh County, Indiana, located in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the southeast corner of said Lot 6; thence along the southeast line and the extended southeast line of Lot 6 South 49 degrees 33 minutes 00 seconds West 247.92 feet to a point on the south line of said Lot 2; thence South 81 degrees 17 minutes 32 seconds West 181.82 feet to the southwest corner of said Lot 2, said point also being a point on the east right-of-way line of Nurrenburn Road; thence along the west line of said Lot 2 North 08 degrees 32 minutes 00 seconds West 100.00 feet to the northwest corner thereof; thence along the north line of said Lot 2 North 81 degrees 12 minutes 45 seconds East 124.85 feet to a point on the extended northwest line of Lot 6; thence along the extended northwest line and the northwest line of said Lot 6 North 49 degrees 33 minutes 00 seconds East 242.66 feet to the northeast corner of said Lot 6, said point being on the southwest right-of-way line of Hillsdale Drive; thence along the northeast line of said Lot 6 South 40 degrees 49 minutes 23 seconds East 115.00 feet to the point of beginning containing 43,558 square feet (0.99 acres).

Subject to a 25 foot easement off the east line of said Lot 2.

Subject to a 5 foot easement off the southwest line of Lot 6 and the east line of Lot 3 as per plat thereof.

General Notes

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0100B, dated March 19, 1982, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Zoning: The subject property and the abutting properties are currently zoned AG.

Utilities: Water is available on the site. Sanitary sewer is not available on site.

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.