AREA PLAN COMMISSION OFFICIAL FORM

MS-284

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00030549

09-10-1999 10:33 AM

RECORDING FEE: 15.00
PAGES: 4

6307

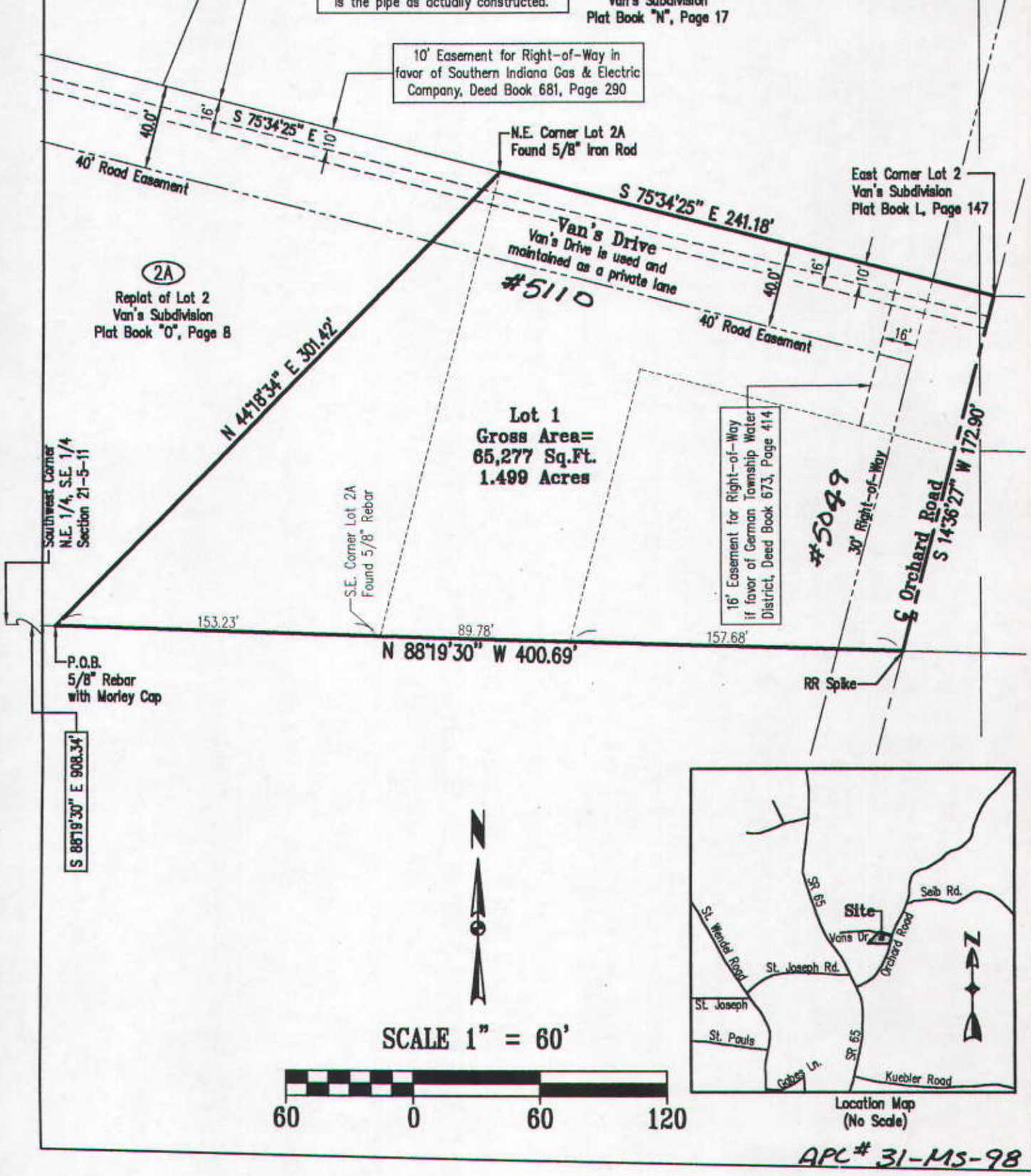
...ENTERED FOR TAXATION SUBJ...
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 10 1999

AUDITOR

DO NOT WRITE IN SPACE ABOVE THIS LINE

Hurley Minor Replat



APC # 31-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 9/7/99.

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

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

OWNERS CERTIFICATE

Bruce & Janet Hurley, 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 Hurley Minor Replat

Bruce Hurley
1716 Belmar Lane
Evansville, IN 47720

Janet Hurley
1716 Belmar Lane
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 7th DAY OF September 1999.

MY COMMISSION EXPIRES: 4-11-07

RESIDENT OF Vanderburgh COUNTY

Sharon J. Burks-Maier
NOTARY PUBLIC

Sharon J. Burks-Maier
PRINTED

SHARON J. BURKS-MAIER NOTARY PUBLIC STATE OF INDIANA VANDERBURGH COUNTY

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 January 6 1999.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE SEPT. 10, 1999

PRESIDENT Richard H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

HURLEY MINOR REPLAT

BOUNDARY DESCRIPTION

Part of Lot 2 in Van's Subdivision, as per plat thereof recorded in Plat Book "L", Page 147 and part of Lot 2A in the Replat of part of Lot 2 Van's Subdivision, as per plat thereof, recorded in Plat Book "O", Page 8 in the office of the Recorder of Vanderburgh County, Indiana, and part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, and also part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 5 South, Range 11 West all being in German Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southwest corner of the Northeast Quarter of the Southeast Quarter of said Section 21; thence along the south line of said Quarter Quarter Section South 88 degrees 19 minutes 30 seconds EAST 908.34 feet to the true point of beginning; thence North 44 degrees 18 minutes 34 seconds East 301.42 feet to the northeast corner of said Lot 2A; thence along the north line of said Lot 2, South 75 degrees 34 minutes 25 seconds East 241.18 feet to the centerline of Orchard Road; thence along the center line of said road South 14 degrees 36 minutes 27 seconds West 172.90 feet to a point on the south line of the Northeast Quarter of the Southeast Quarter of said Section 21; thence along said south line North 88 degrees 19 minutes 30 seconds West 400.69 feet to the true point of beginning and containing a Gross Area of 1.499 Acres.

Subject to a 30-foot right-of-way for Orchard Road off the east side thereof.

Also, subject to a 40-foot Roadway Easement for Van's Drive off the north side thereof.

Also, subject to a 16-foot easement for right-of-way in favor of German Township Water District, Inc. and recorded in Deed Book 673, Page 414.

Also, subject to a 10-foot easement for right-of-way in favor of Southern Indiana Gas and Electric Company and recorded in Deed Book 681, Page 290.

Also, subject to a 16-foot easement for right-of-way in favor of German Township Water District, Inc. and recorded in Deed Drawer 1, Card 6747.

Also, subject to an Agreement concerning Van's Drive which requires buyers and owners of lots within Van's Subdivision to maintain the roadway and it states that Van's Drive will be used and maintained as a private lane. This Agreement is recorded in Miscellaneous Drawer 2, Card 3627.

Also, subject to all other easements and rights-of-way of record.

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0075 C, dated August 5, 1991, Vanderburgh County, Indiana, the subdivision site is not within the designated Special Flood Hazard Zone "A".

Access: Lot 1 shall access Van's Drive, a private road, and shall not access Orchard Road.

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.

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J:\3360\3360GeneralNotes

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.

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.

No brick or other non-breakaway mailbox structures can be placed in Orchard Rd. Right of way.

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