AREA PLAN COMMISSION OFFICIAL FORM

MS-285

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 21 1999

Suzanne M Crouch
AUDITOR #6537

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1999R00031527

09-21-1999 2:25 PM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

S.G. Kuester
Minor Subdivision
(Ref. Deed Drawer 1, Card 9465)

2.42 Acres (Gross)
2.25 Acres (Net)



Location Map

Amended Plat of Kahre Lake Subdivision
Plat Book K, Page 184.

APC

APC # 17-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 September 8, 1999

Danny K. Leek

Morley and Associates, Inc.
600 S.E. Sixth Street
Evansville, IN 47713
(812) 464-9585



OWNERS CERTIFICATE

Steven G. Kuester, 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 S. G. Kuester Minor Subdivision

Steven G. Kuester
1540 Fleener Road
Evansville, IN 47711

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 8th DAY OF September 1999.

MY COMMISSION EXPIRES: April 11, 2007

Sharon J. Burks-Maier
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Sharon J. Burks-Maier
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 July 13, 1999 (1ST SUB REVIEW)



PLAT RELEASE Sept. 21, 1999

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

 AREA PLAN COMMISSION OFFICIAL FORM

Boundary Description

Part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 5 South, Range 11 West, in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a point on the south line of said Quarter Quarter Section, West 170.90 feet from the southeast corner thereof; thence continue along the south line of said Quarter Quarter section, West 340.30 feet; thence North 33 degrees 19 minutes 09 seconds East 500.01 feet to a point on the centerline of Fleener Road; thence along the center of said road South 38 degrees 30 minutes 06 seconds East 44.54 feet; thence continue along the center of said road South 44 degrees 47 minutes 40 seconds East 153.32 feet; thence continue along the center of said road South 37 degrees 26 minutes 09 seconds East 98.02 feet to a point North 37 degrees 26 minutes 09 seconds West 72.00 feet from the east line of said Quarter Quarter Section; thence South 33 degrees 26 minutes 48 seconds West 235.30 feet to the point of beginning, containing 2.42 acres, more or less.

Subject to a 25 foot right-of-way for Fleener Road off of the northeasterly side thereof.

Subject to easements, rights-of-way, building and use restrictions of record.

GENERAL NOTES

Utilities: Water is available at the site within Fleener Road right-of-way. Sanitary sewer service will require connection to the Town of Darmstadt Sewer System.

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

Zoning: The subject property is currently zoned AG.

Flood Plain Data: Per F.I.R.M. Panel 180256 0075 C, dated August 5, 1991, Vanderburgh County, Indiana, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."