AREA PLAN COMMISSION OFFICIAL FORM

MS-289

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 21 2000

Suzanne M. Crouch
AUDITOR

2000R00017587

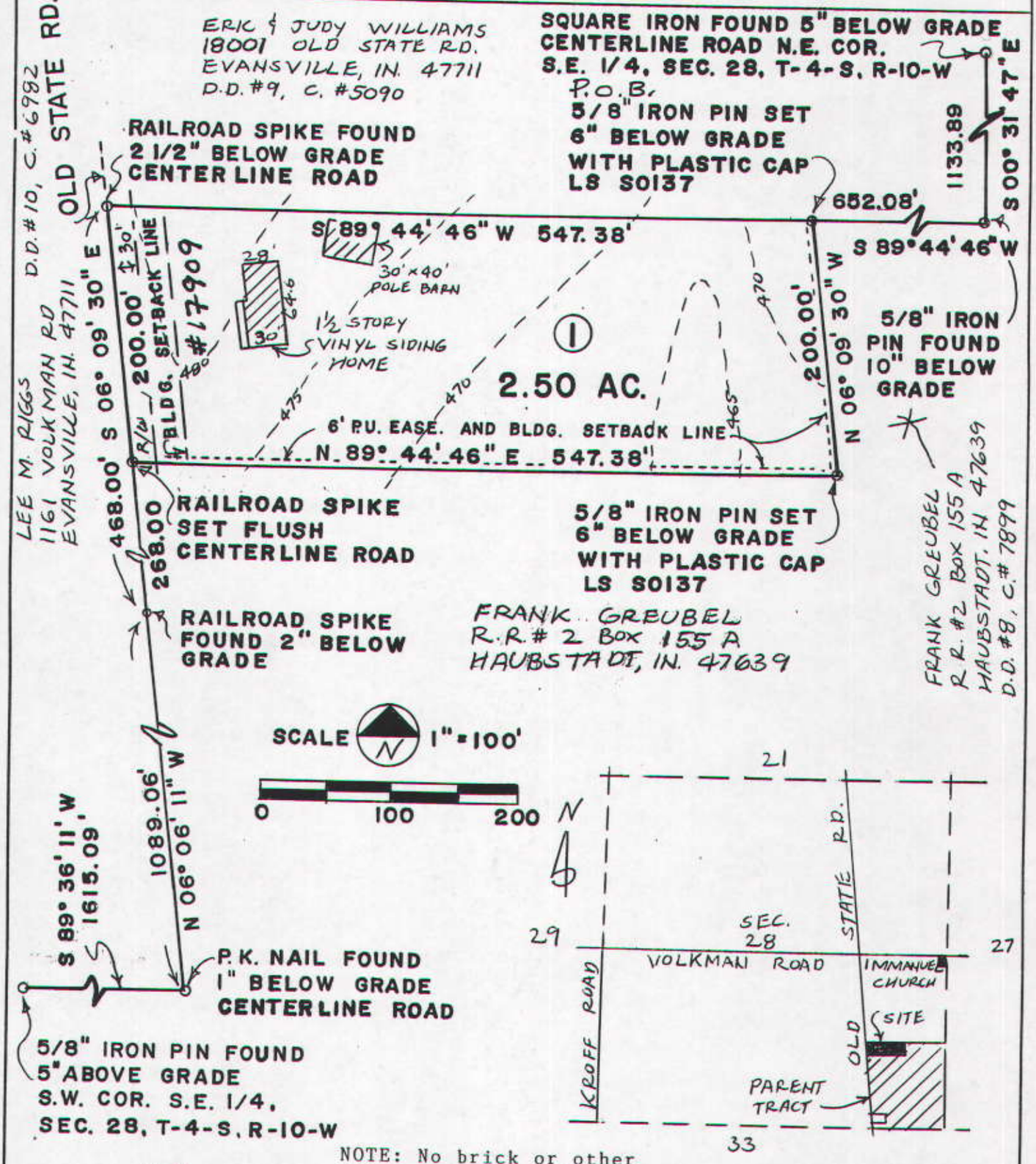
06-21-2000 12:35 PM

RECORDING FEE: 13.00
PAGES: 3

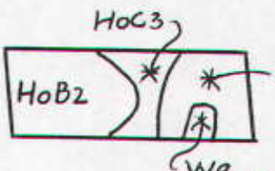
#4026

DO NOT WRITE IN SPACE ABOVE THIS LINE

JERRY'S SUBDIVISION



NOTE: No brick or other non-breakaway mailbox structures can be placed in County right of way.



SOIL MAP

MS-289

APC #3-MS-2000

SURVEYORS CERTIFICATE

I, Fred J Kuester, 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 12-10-99 Fred J Kuester

Fred J. Kuester
R.R. #2 Box 72 A
Fort Branch, IN. 47648
Phone 1-812-753-4843

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

JERRY A. GREUBEL THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HERBON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS JERRY'S SUBDIVISION

Jerry A. Greubel
JERRY A. GREUBEL

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 Gibson 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 24th DAY OF February 2000 ~~199~~.

MY COMMISSION EXPIRES: 4-30-2008

RESIDENT OF Gibson COUNTY

Maureen B. Greubel
NOTARY PUBLIC

Maureen B. Greubel
PRINTED

MAUREEN B. GREUBEL 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 FEB. 8, 2000 ~~199~~ (SUB REVIEW)

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE JUNE 21, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section (28), Township (4) South, Range (10) West in Scott Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at an iron one thousand one hundred thirty-three and eighty-nine hundredths (1133.89) feet South 00 degrees 31 minutes 47 seconds East of the Northeast corner of said quarter section (28); thence South 89 degrees 44 minutes 46 seconds West six hundred fifty-two and eight hundredths (652.08) feet to a 5/8" iron pin set 6" below grade (with plastic cap LS #S0137) at the initial point of beginning of the following described real estate; thence South 89 degrees 44 minutes 46 seconds West five hundred forty-seven and thirty-eight hundredths (547.38) to a railroad spike found 2 1/2" below grade in the centerline of Old State Road; thence South 06 degrees 09 minutes 30 seconds East along said centerline two hundred and no hundredths (200.00) feet to a railroad spike set flush in the centerline of Old State Road; thence North 89 degrees 44 minutes 46 seconds East five hundred forty-seven and thirty-eight hundredths (547.38) feet to a 5/8" iron pin set 6" below grade (with plastic cap LS #S0137); thence North 06 degrees 09 minutes 30 seconds West two hundred and no hundredths (200.00) feet to the point of beginning.

Containing **2.50 acres** more or less.

Subject to all legal right of ways and or easements.

General Notes:

1) Owner: Jerry A. Greubel
17909 Old State Road
Evansville, IN. 47711-9471

2) Utilities: Southern Indiana Gas and electric service is available, private water well and a private septic system which must be in compliance with 410 IAC 6-8.1

3) Zoning: Subject property is zoned Agriculture.

4) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye top & wheat which will be used primarily for fall planting within 45 days of disturbance of soil and must remain in place until final grading and shaping. Slopes of more than 6 % shall have straw bales and/or erosions blankets in place within 5 days of disturbance of soil and must remain in place until final grading.

5) Flood Plain Data: All property is located outside the 100 year flood zone according to FIRM Panel No. 15 of 100 #180256 0015 C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by Vanderburgh County Bldg. Commissioners.

6) Soil Data:
HoB2 Hosmer silt loam, 2% to 6% slopes, eroded.
HoC3 Hosmer silt loam 6% to 12% slopes, severely eroded.
HoB3 Hosmer silt loam, 2% to 6% slopes, severely eroded.
Wa Wakeland silt loam.