AREA PLAN COMMISSION OFFICIAL FORM

MS-290

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 1 0 2000

Suzanne M. Crouch
AUDITOR #6631

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

2000R00029822

10-10-2000 8:29 AM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

FRAN-MAR SUBDIVISION

P.K. NAIL FOUND 3" B.G. OVER IRON LOCATED 0.5' EAST OF ℄, N.W. COR. S.W. 1/4, S.W. 1/4 SEC. 24, T-5-S, R-11-W (AS PER VAND. CO. CORNER REF. BOOK)

SCALE 1" = 100'

0 100 200

ROBERT N. RAY
2143 SCHENK RD.
EVANSVILLE, IN. 47720
D.D. 6, C-3791

5/8" IRON PIN FOUND 2" A.G. W/CAP LS. S0137

STEVE SOOWIN
1243 ST. RD. 66
NEW HARMONY, IN.
47631
D.D. 12, C-9237

N 89° 08' 58" E

180.02'

5/8" IRON PIN SET FLUSH W/CAP LS. S0137

425

13

CROSS HATCHED INDICATES FLOOD ZONE

FLOOD ZONE

420

425

FLOOD PROTECTION GRADE 429.5

12' P.U. EASE. AND BLDG. SETBACK LINE

1

2.50 AC.

ROBERT N. RAY
2143 SCHENK RD.
EVANSVILLE, IN.
47720
D.D. 6, C-3791

SOIL ABSOPTION SYSTEMS SHALL NOT BE CONSTRUCTED BELOW THE 100 YEAR FLOODWAY ELEVATION

ABANDONED

SEC. 24

PARENT TRACT

ORCHARD

RD.

SAINT JOSEPH AVE

TRACK

SCHENK RD.

SITE LOCATION

25

S 00° 00' 00" W 1278.07'

N 00° 00' 00" E 605.00'

S 00° 00' 00" W 605.00'

FPG = 429.5 MSL

430

435

440

445

450

455

460

465

#2301

LOCATION MAP

1/2" IRON PIN FOUND 6" B.G IN ℄ OF ROAD INTERSECTION, S.W. COR. SEC. 24, T-5-S, R-11-W, (AS PER VAND. CO. CORNER REF. BOOK)

P.K. NAIL FOUND FLUSH OVER IRON LOCATED, S.E. COR., S.W. 1/4, S.W. 1/4, SEC. 24, T-5-S, R-11-W, (AS PER HUMMEL PLACE SUBDIVISION, PLAT BOOK MS, PAGE 122)

(P.O.B)
RAILROAD SPIKE FOUND FLUSH

25' BLDG. SETBACK LINE

30'

R/W

360.00'

N 89° 08' 58" E

180.02'

S 89° 08' 58" W

776.28'

S 89° 08' 58" W

RAILROAD SPIKE SET FLUSH

SCHENK ROAD

ROBERT R. PICTOR
2310 SCHENK RD.
EVANSVILLE, IN.
47720
D.D. #5
C-322

STEVEN RAY PUGH
2250 SCHENK RD.
EVANSVILLE, IN. 47720
D.D. #2, C-5514

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

ZaD2

ST

ZaD2

HoB2

SOIL MAP

PAGE NO. 1

APC # 28-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 Aug. 8th 2000 Fred J. Kuester #S0137

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

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

OWNERS CERTIFICATE

ROBERT N. & CAROLYN A. RAY, 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 FRAN-MAR SUBDIVISION

Carolyn A. Ray
CAROLYN A. RAY

Robert N. Ray
ROBERT N. RAY

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 6th DAY OF OCTOBER, ~~19~~ 2000.

MY COMMISSION EXPIRES: 4-25-08

Karen Lynn Yokel
NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

KAREN LYNN YOKEL
PRINTED

NOTARY PUBLIC SEAL 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 SEPT. 12, 2000 ~~1997~~. AT SUB REVIEW.

PLAT RELEASE Oct. 10, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cummings

LEGAL DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section (24), Township (5) South, Range (11) West in Center Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a 1/2" iron pin found 6" below grade marking the southwest corner of said quarter quarter section; thence North 89 degrees 08 minutes 58 seconds East along the south line of said quarter quarter section three hundred sixty and no hundredths (360.00) feet to a railroad spike found marking the initial point of beginning of the following described real estate; thence North 00 degrees 00 minutes 00 seconds East and parallel to the west line of said quarter quarter section six hundred five and no hundredths (605.00) feet to a 5/8" iron pin found (with cap LS #S0137) 2" above grade; thence North 89 degrees 08 minutes 58 seconds East and parallel to the south line of said quarter quarter section one hundred eighty and two hundredths (180.02) feet to a 5/8" iron pin set (with cap LS #S0137) flush; thence South 00 degrees 00 minutes 00 seconds West and parallel to the west line of said quarter quarter section six hundred five and no hundredths (605.00) feet to a railroad spike set flush on the south line of said quarter quarter section; thence South 89 degrees 08 minutes 58 seconds West along said south line one hundred eighty and two hundredths (180.02) 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) Owners: Robert N. & Carolyn A. Ray
2143 Schenk Road
Evansville, IN. 47720

2) Utilities: Southern Indiana Gas and electric service is available along with, German Township Water. 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: A portion of the property is located within the flood zone as shown on the plat. The remaining property is located outside the 100 year flood zone according to FIRM Panel No. 75 of 100 #180256 0075C 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.

ZaD2 Zanesville silt loam 12% to 18% slopes, eroded.

St Stendal silt loam.