AREA PLAN COMMISSION OFFICIAL FORM

MS-292

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

NOV 16 2000

Suzanne M. Crouch
AUDITOR
#7583

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

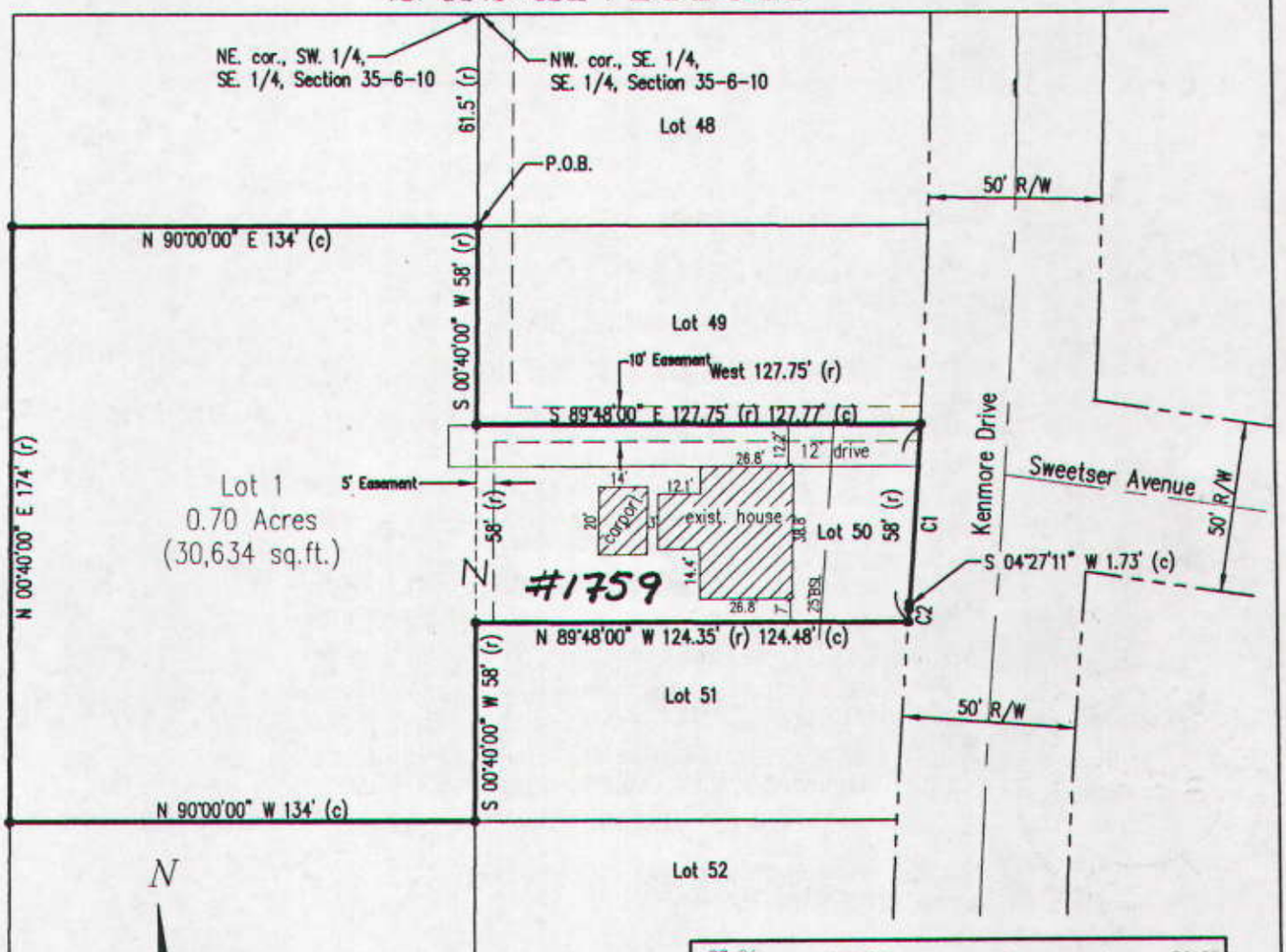
2000R00033808

11-16-2000 9:44 AM

RECORDING FEE: 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

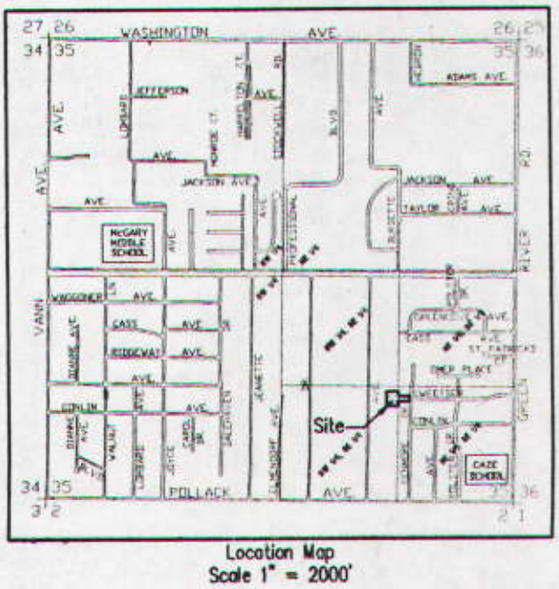
Kenmore Minor Subdivision



Scale 1" = 50'

Calculated Curve Table

NUMBER	DELTA	CHORD DIR	TAN	RADIUS	ARC LENGTH	CHORD LEN
C1	01°19'17"	S 03°50'52" W	26.31	2281.44	52.61	52.61
C2	00°12'00"	S 04°29'09" W	1.89	1083.03	3.78	3.78



Location Map
Scale 1" = 2000'

APC# 30-MS-2000

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Boundary Description

A replat of Lot 50 in Clayton Terrace No. 3 per plat recorded in Plat Book I, pages 315 and 316 in the office of the Recorder of Vanderburgh County. Indiana, and part of the Southwest Quarter of the Southeast Quarter of Section 35, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southeast quarter of said section 35, said point is also the northwest corner of lot 48 in said Clayton Terrace No. 3, thence along the west line thereof South 00 degrees 40 minutes West 61.5 feet to the point of beginning, said point is also the northwest corner of lot 49; thence South 00 degrees 40 minutes 00 seconds West 58 feet; thence South 89 degrees 48 minutes 00 seconds East 127.77 feet to the point of curvature of a non-tangent curve to the right having a central angle of 01 degrees 19 minutes 17 seconds and having a radius of 2281.44 feet from which the chord bears South 03 degrees 50 minutes 52 seconds West 52.61 feet, thence along the arc of said curve 52.61 feet; thence South 04 degrees 27 minutes 11 seconds West 1.73 feet to the point of curvature of a curve to the left having a central angle of 00 degrees 12 minutes 00 seconds and having a radius of 1083.03 feet from which the chord bears South 04 degrees 29 minutes 09 seconds West 3.78 feet, thence along the arc of said curve 3.78 feet; thence North 89 degrees 48 minutes 00 seconds West 124.48 feet; thence South 00 degrees 40 minutes 00 seconds West 58 feet; thence North 90 degrees 00 minutes 00 seconds West 134 feet to the west line of the William Herbert and Theodosia G. Simpson parcel; thence along the west line thereof North 00 degrees 40 minutes 00 seconds East 174 feet; thence North 90 degrees 00 minutes 00 seconds East 134 feet to the point of beginning containing 0.70 acres (30,636 sq.ft.).

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

GENERAL NOTES

Utilities: Water and Sewer are available at the site.

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

Zoning: The subject property is currently zoned R-1

Flood Plain Data: Per F.I.R.M. Panel 180257 0008 B, dated October 15, 1981, Evansville, 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.

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 NOVEMBER 10, 2000.

Danny K. Leek

Danny K. Leek, P.L.S.
Morley and Associates, Inc.
(812) 464-9585

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

OWNERS CERTIFICATE

Claude and Marilyn K. Hunt, 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 Kenmore Minor Subdivision

Claude R. Hunt
1759 Kenmore Dr.
Evansville, IN 47714

Marilyn K. Hunt
1759 Kenmore Dr.
Evansville, IN 47714

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 13 DAY OF NOV, 2000 ~~199~~.

MY COMMISSION EXPIRES: 11/29/2006

NOTARY PUBLIC

RESIDENT OF VANDERBURGH COUNTY

ORRION W KATTMANN JR
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 SEPT. 12, 2000 ~~199~~ (AT SUB REVIEW).

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE Nov. 16, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham