AREA PLAN COMMISSION OFFICIAL FORM

MS-294

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 0 8 2001

Suzanne M. Crouch
AUDITOR
#2791

RECORDER
VANDERBURGH COUNTY
BETTY KNIGHT-SMITH
2001R00015196
05-08-2001 3:33 PM
RECORDING FEE 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

UNFRIED SUBDIVISION

50' STRIP BEING DEEDED TO DAVID A. SPAETTI, TO BE COMBINED WITH D.D. #10, C-3707, AS PER PREVIOUS AGREEMENT SEVERAL YEARS AGO

S 88° 52' 20" E (M)

464.44' (M)

MAG NAIL SET OVER LOCATED IRON (ORIGIN UNKNOWN)

5/8" IRON PIN SET FLUSH WITH FRED KUESTER CAP IN. RLS S0137

N 05° 43' 38" E (M)

234.72' (M)

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

2.50 AC.

#9406 N.

25' BLDG. SETBACK LINE FROM ℄ OF ROAD

30' R/W

234.57' (M)

S 05° 14' 00" W (R)(M)

466.47 (M)

N 88° 52' 20" W (M)

505 510 515 520

(P.O.B)

RAILROAD SPIKE SET WEST EDGE OF ROAD

MAASBERG, CYNTHIA
15465 CYNTHIANA RD
EVANSVILLE, IN. 47720
D.D. 4, C-2779

ST. JOSEPH ROAD

SCALE 1" = 100'

0 50 100 150 200

LOVELL, ELMER G. & ARETTA
7840 #3 SCHOOL ROAD
EVANSVILLE, IN. 47720
D.D. 1, C-17078, D.R. 376, P. 419

20

NO. 3 SCHOOL ROAD

ST. JOSEPH RD

PARENT TRACT 5.5 ac

SITE LOCATION

ST. JOSEPH RD.

30

SEC. 29

28

NEU ROAD

ST. JOSEPH ROAD

NO. 6 SCHOOL ROAD

32

UNFRIED, ROSE ELLEN
9400 N. ST. JOE RD.
EVANSVILLE, IN.
47720

659.46' (M)

N 05° 14' 00 E (R) (M)

(R)= RECORD
(M)= MEASURED

HoC3
HoB2
ZaC3

SOIL MAP
SCALE 1" = 300'

LOCATION MAP
SCALE 1" = 2000'

NOTE: No brick or other non-break-away mailbox structure can be placed in County right of way.

5/8" IRON PIN SET 1" ABOVE GRADE W/FRED KUESTER CAP IN. RLS S0137

12" X 12" TRI-SHAPED STONE FOUND 5" BELOW GRADE SW COR. NE 1/4, NW 1/4 SEC. 29, T-5-S, R-11-W

281.16 (R)(M)

S 89° 24' 00" E (R)(M)

WEST (R)

N 89° 24' 00" W (M)

1041.08' (M) 1042.14'(R)

922.9 (R)

STONE FOUND 30" BELOW GRADE W/AXLE ON EAST SIDE 2' ABOVE GRADE SE COR. NE 1/4, NW 1/4 SEC. 29, T-5-S, R-11-W

PAGE #1

APC# 7-MS-2001

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 Feb. 14, 2001 Fred J Kuester

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

OWNERS CERTIFICATE

_____, 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 UNFRIED SUBDIVISION

Kim Ellen Unfried

NOTARY PUBLIC SEAL INDIANA

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 8th DAY OF May, ~~199~~ 2001.

MY COMMISSION EXPIRES: Oct 25, 2006 Donna M. Holderfield
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY Donna M. Holderfield
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 APRIL 10, 2001 (AT SUB REVIEW)

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE May 8, 2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cummings

APC# 7-MS-2001 MS-2011

LEGAL DESCRIPTION

Part of the North Half of the Northwest Quarter of Section Twenty-nine (29), Township Five (5) South, Range Eleven (11) West in German Township, Vanderburgh County, Indiana and more particularly described as follows:

Commencing at a 12" x 12" tri-shaped stone found 5" below grade marking the southwest corner of the northeast quarter of the northwest quarter of section (29), township (5) south, range (11) west; thence South 89 degrees 24 minutes 00 seconds East along the south line of said quarter quarter section two hundred eighty-one and sixteen hundredths (281.16) feet to a 5/8" iron pin set 1" above grade with Fred Kuester cap IN RLS S0137: thence North 05 degrees 14 minutes 00 seconds East six hundred fifty-nine and forty-six hundredths (659.46) feet to a railroad spike set near the west edge of St. Joseph Road marking the initial point of beginning of the following described real estate; thence North 88 degrees 52 minutes 20 seconds West four hundred sixty-six and forty-seven hundredths (466.47) feet to a 5/8" iron pin set flush with Fred Kuester cap IN RLS S0137; thence North 05 degrees 43 minutes 38 seconds East two hundred thirty-four and seventy-two hundredths (234.72) feet to a 5/8" iron pin set flush with Fred Kuester cap IN RLS S0137; thence South 88 degrees 52 minutes 20 seconds East four hundred sixty-four and forty-four hundredths (464.44) feet to a Mag nail set over a located iron in St. Joseph Road; thence South 05 degrees 14 minutes 00 seconds West two hundred thirty-four and fifty-seven hundredths (234.57) 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: Rose Ellen Unfried
9400 N. St. Joseph Road
Evansville, IN. 47720

2) Utilities: Southern Indiana Gas and Electric service is available and a private water well. The 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, red 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 be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

5) Flood Plain Data: The 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 flood elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

6) Soil Data:

HoB2	Hosmer silt loam, 2% to 6% slopes, eroded.
HoC3	Hosmer silt loam, 6% to 12% slopes, eroded.
ZaC3	Zanesville silt loam, 12% to 18% slopes, severely eroded.