AREA PLAN COMMISSION OFFICIAL FORM

MS-296

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 0 9 2001

Suzanne M. Crouch
AUDITOR

#4211

RECORDER
VANDERBURGH COUNTY
BETTY KNIGHT-SMITH

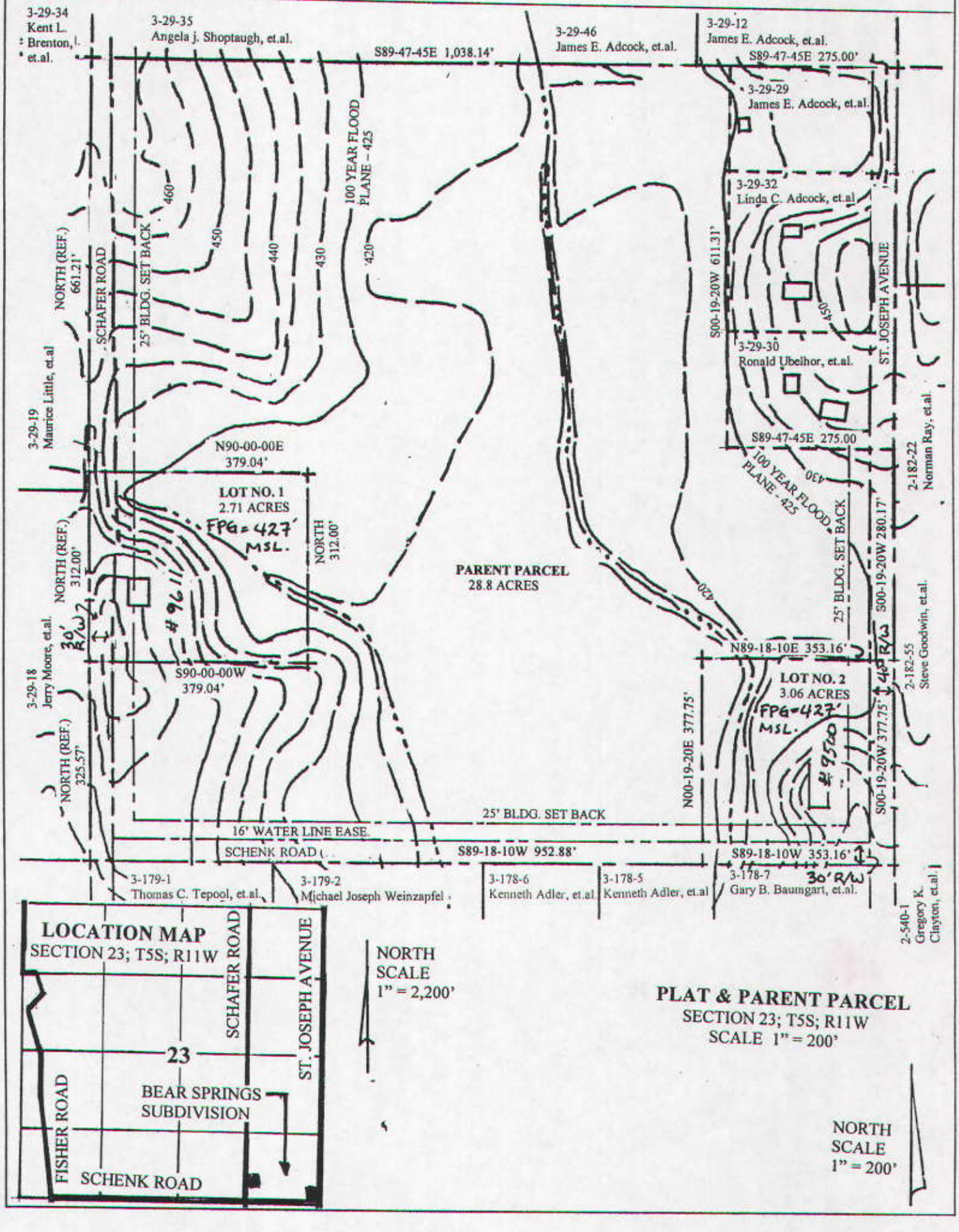
2001R00023465

07-09-2001 3:34 PM

RECORDING FEE 13.00
PAGES: 3

DO NOT WRITE IN SPACE ABOVE THIS LINE

BEAR SPRINGS SUBDIVISION



NORTH
SCALE
1" = 2,200'

PLAT & PARENT PARCEL
SECTION 23; T5S; R11W
SCALE 1" = 200'

NORTH
SCALE
1" = 200'

SURVEYORS CERTIFICATE

I, STEVEN E. HAHN, R.L.S., 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 APRIL 16, 2001 Steven Hahn

STEVEN E. HAHN REGISTERED No. S0174 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WALTER J. WEIS
DONALD W. WEIS
REBECCA A. CATT
JEROME L. WEIS

, 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 BEAR SPRINGS SUBDIVISION—

Walter J Weis Donald W. Weis Rebecca A Catt Jerome L. Weis

WALTER J. WEIS **DONALD W. WEIS** **REBECCA A. CATT** **JEROME L. WEIS**
9611 SCHAFFER RD.
EVANSVILLE, IN 47720-7178

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 30th DAY OF June ~~1999~~ 2001

MY COMMISSION EXPIRES: 1-11-08 Lisa Lynn Schoolfield
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY Lisa Lynn Schoolfield
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 MAY 8, 2001 ~~1999~~
(AT SUB. REVIEW)

PLAT RELEASE July 9, 2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BEAR SPRINGS SUBDIVISION

LEGAL DESCRIPTION:

A part of the Southeast Quarter of the Southeast Quarter of Section 23; Township 5 South; Range 11 West of the Second Principal Meridian in German Township, Vanderburgh County, Indiana more particularly described as:

Lot #1

Beginning at the Southwest corner of said Quarter Quarter section, thence N00-00-00E, along the West line of said Quarter, a distance of 325.57 feet to the true place of beginning, thence continuing N00-00-00E a distance of 312.00 feet, thence N90-00-00E a distance of 379.04 feet, thence S00-00-00W a distance of 312.00 feet, thence S90-00-00W a distance of 379.04 feet to the place of beginning, containing 2.71 acres more or less.

Lot #2

Beginning at the Southeast corner of said Quarter Quarter section, thence S89-18-10W, along the South line of said Quarter Quarter, a distance of 353.16 feet, thence N00-19-20E a distance of 377.75 feet, thence N89-18-10E a distance of 353.16 feet, to the East line of said Quarter Quarter, thence S00-19-20W a distance of 377.75 feet to the place of beginning, containing 3.06 acres more or less.

TOTAL ACREAGE: LOTS #1 & #2 CONTAIN 5.77 ACRES, MORE OR LESS.

OWNER/DEVELOPER: Walter J. Weis, Donald W. Weis, Rebecca A. Catt, Jerome L. Weis

UTILITIES: SIG&E, ~~Evansville Water works~~, Ameritech, GERMAN TWP. WATER DISTRICT.
LOTS WILL BE SERVED BY PRIVATE SEPTIC SYSTEMS.

EROSION CONTROL:

Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top fescue and wheat (which will be used primarily for Fall planting) within 45 days of disturbance of soil and must remain in place until final grading or shaping. Slopes greater than 6% shall have straw bales and/or erosion control blankets in place within 5 days of the disturbance of the soil and must remain inplace until final seeding and grading.

ZONING: Agricultural

FLOOD PLANE DATA: Flood Zone A is determined by FIRM Community Panel 18256 0075C, dated August 5, 1991 for Vanderburgh County, Indiana as interpreted by the Office of the Evansville/Vanderburgh County Building Commissioner. A PORTION OF LOT #1 & #2. LIE WITHIN ZONE "A".

FLOOD PLANE DATA: See Plat. Information provided by the office of the Evansville/Vanderburgh County Building Commissioner

SOIL DATA: HoB2 - Hosmer Silt Loam, 2% to 6% slopes, eroded
St - Stendal silt loam
ZaC3 - Zanesville silt loam, 6% to 12 %, severely eroded
ZaD3 - Zanesville silt loam, 12% to 18%, severely eroded

ADJACENT PROPERTY OWNERS:

3-178-6
Kenneth Adler, et.al.
1710 Adler Road
47725

3-179-2
Michael Joseph Weinzapfel
9417 Schaefer Road
47720

3-179-1
Thomas C. Tepool, et.al.
9415 Schaefer Road
47720

3-29-18
Jerry Moore, et.al.
9610 Schaefer Road
47720

3-29-19
Maurice Little, et.al.
9820 Schaefer Road
47720

3-31-12
Gary C. Mackey, et.al.
9418 Schaefer Road
47720

3-29-30
Ronald Ubelhor, et.al.
9738 N. St. Joseph Ave.
47720

2-182-22
Norman Ray, et.al.
2143 Schenk Road
Evansville, Indiana
47720

2-182-55
Steve Goodwin, et.al.
1243 SR 66
New Harmony, In.
47631

2-540-1
Gregory K. Clayton, et.al.
2340 Schenk Road
47720

3-178-7
Gary B. Baumgart, et.al.
9420 N. St. Joseph Ave.
47720

3-178-5
Kenneth Adler, et.al.
1710 Adler Road
47725

3-29-34
Kent L. Brenton, et.al.
2811 Rexing Road
47638

3-29-35
Angela J. Shoptaugh, et.al.
9909 Schaefer Road
47720

3-29-46
James E. Adcock, et.al.
9930 N. St. Joseph Ave.
47720

3-29-12
James E. Adcock, et.al.
9930 N. St. Joseph Ave.
47720

3-29-29
James E. Adcock, et.al.
9930 N. St. Joseph Ave.
47720

3-29-32
Linda C. Adcock, et.al
9820 N. St. Joseph Ave.
47720