AREA PLAN COMMISSION OFFICIAL FORM

MS-297

2001R000 30924
RECEIVED FOR RECORD
AT 10:22 ☐ A ☐ M
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PAGE 297
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

5669
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 0 7 2001

AUDITOR

RECORDER
VANDERBURGH COUNTY
BETTY KNIGHT-SMITH

2001R00030924

09-07-2001 10:22 AM

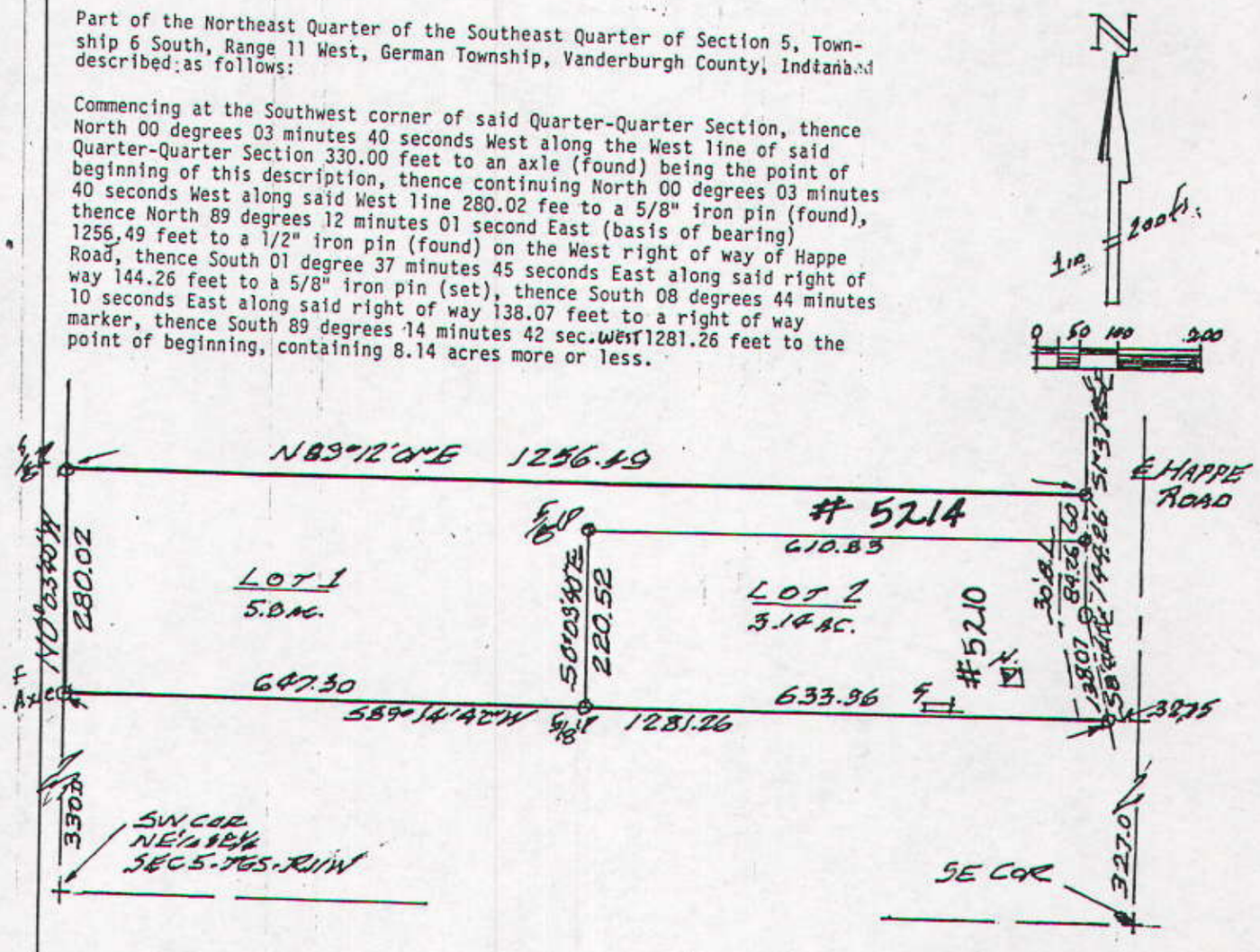
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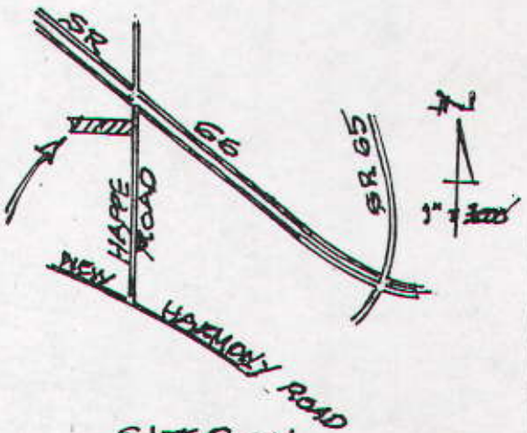
DO NOT WRITE IN SPACE ABOVE THIS LINE

NUNNING ACRES

Part of the Northeast Quarter of the Southeast Quarter of Section 5, Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana described as follows:

Commencing at the Southwest corner of said Quarter-Quarter Section, thence North 00 degrees 03 minutes 40 seconds West along the West line of said Quarter-Quarter Section 330.00 feet to an axle (found) being the point of beginning of this description, thence continuing North 00 degrees 03 minutes 40 seconds West along said West line 280.02 fee to a 5/8" iron pin (found), thence North 89 degrees 12 minutes 01 second East (basis of bearing) 1256.49 feet to a 1/2" iron pin (found) on the West right of way of Happe Road, thence South 01 degree 37 minutes 45 seconds East along said right of way 144.26 feet to a 5/8" iron pin (set), thence South 08 degrees 44 minutes 10 seconds East along said right of way 138.07 feet to a right of way marker, thence South 89 degrees 14 minutes 42 sec. West 1281.26 feet to the point of beginning, containing 8.14 acres more or less.





SITE PLAN

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

Individual Sewage Disposal Systems must be in compliance with rule 410-1AC 6-8J and must have a Certified Engineer Designed System approved by the Vanderburgh County Health Department. Area reserved for septic systems shall be protected during any construction on lot.

Property is in flood zone "C" according to FIRM Map Panel No. 180256 0075 C.

All lot corners marked with 5/8" iron pin except as noted.

No brick or nonbreakaway mailbox structures shall be placed in street Right-Of-Way.

Evansville Water available at site.

SURVEYORS CERTIFICATE

I, Billy T Nicholson, 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 June 26, 2001 Billy T Nicholson LS

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, 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 Nunning Acres

Owner Lot 1

Ted Nunning
TED NUNNING
1520 HOLLYWOOD
EVANSVILLE, IN. 47712

Owner Lot 2

Lester Stumpf
~~LESTER STUMPF~~
Terry Stumpf
TERRY STUMPF
5610 HOPE RD
EVANSVILLE, IN 47720

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 21st DAY OF August, ~~19~~ 2001.

MY COMMISSION EXPIRES: 3/13/08 Barbara A. Runyon
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY BARBARA A. RUNYON
PRINTED

NOTARY PUBLIC SEAL

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. 14, 2001 ~~19~~ AT SUB REVIEW.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE 09-07-2001

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L Cunningham