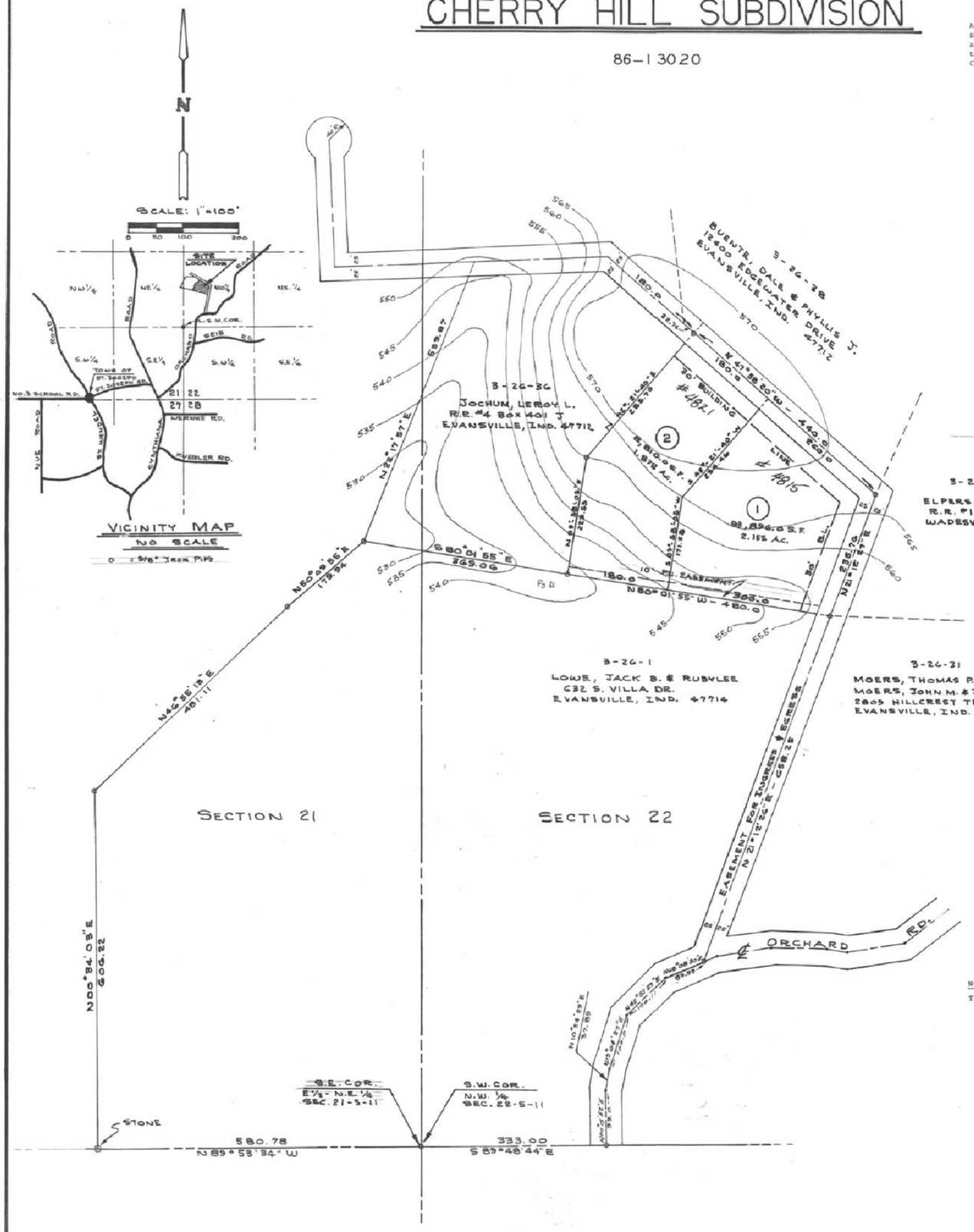
CHERRY HILL SUBDIVISION

86-13020



A subdivision of a part of the East Half of the Northeast Quarter of Section Twenty-one (21), Township Five (5) South, Range Eleven (11) West and a part of the West Half of the Northwest Quarter of Section Twenty-two (22), Township Five (5) South, Range Eleven (11) West in Vanderburgh County, Indiana, being described as follows:

Commencing at an iron pipe at the Southeast corner of the East Half of the Northeast Quarter of Section 21; thence on an assumed bearing of North 89 degrees 53 minutes 34 seconds West along the South line of the East Half of the Northeast Quarter of Section 21 for 580.78 feet to a stone; thence North 00 degrees 34 minutes 03 seconds East for 481.11 feet; thence North 50 degrees 09 minutes 55 seconds East for 179.94 feet; thence South 80 degrees 01 minute 55 seconds East for 369.06 feet to the place of beginning; from said place of beginning thence North 9 degrees 58 minutes 05 seconds East for feet; thence North 42 degrees 21 minutes 40 seconds East for feet to a point in the center of a crushed stone driveway; thence South 47 degrees 38 minutes 20 seconds East along the center of said driveway for 440.0 feet; thence South 21 degrees 12 minutes 27 seconds East along the center of said driveway for 235.76 feet; thence North 80 degrees 01 minute 55 seconds West for 480.0 feet to the place of beginning.

The centerline of a Fifty (50) foot easement for ingress and egress is described as follows:

Beginning at a point in the center of Orchard Road, which is located by commencing at the Southwest corner of the Northwest Quarter of Section 22; thence South 89 degrees 48 minutes 44 seconds East for 333.0 feet to a point in Orchard Road; thence North 00 degrees 15 minutes 52 seconds East along Orchard Road for 99.0 feet; thence North 10 degrees 54 minutes 29 seconds East along Orchard Road for 37.89 feet; thence North 19 degrees 04 minutes 27 seconds East along Orchard Road for 100.0 feet; thence North 45 degrees 51 minutes 29 seconds East along Orchard Road for 100.11 feet; thence North 68 degrees 08 minutes 30 seconds East along Orchard Road for 99.99 feet to the place of beginning of said Fifty (50) foot easement; from said place of beginning thence North 21 degrees 12 minutes 26 seconds East for 658.25 feet to the Southeast corner of the subject property; thence continue North 21 degrees 12 minutes 27 seconds East for 235.76 feet; thence North 47 degrees 38 minutes 20 seconds West for 440.0 feet to the Northwest corner of the subject real estate.

OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

CHERRY HILL SUBDIVISION

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Leroy L. Jochum

LEROY L. JOCHUM

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Warrick County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 22 day of May, 1986.

Notary Public

DORIS JEAN JACKSON
Printed

My commission expires:

July 11, 1986

Resident of Warrick County

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and enacte by the General Assembly of the State of Indiana, this plat has been give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on June 5, 1986.

President

Executive Director

Plat Release JUNE 5, 1986

Executive Director

SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

May 22, 1986
Date

Sam Biggerstaff-L.S.
Indiana Reg. No. 9838

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

NOTES:

These notes are required by the Area Plan Commission.

1. Utilities: Electric Power and Gas, according to S.I.G. & E. Co. are available near the site, as is water, which is supplied by the German Township Water Department.
2. Flood: This site lies outside the 100 year flood plain, according to F.I.R.M. Panel 7⅝ of 100, dated March 19, 1982, for Vanderburgh County, Indiana.
3. Soil: The soil types for this site, according to the Soil Survey of Vanderburgh County, Indiana, are HoB2, Hosmer Silt Loam, 2 to 6 percent slopes, eroded, and ZaC3, Zanesville Silt Loam, 6 to 12 percent slopes, severely eroded.
4. Zoning: The zoning for this site and the adjoining properties is agricultural.
5. Erosion Control: Re: HoB2, the slopes 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, must remain in place until final grading, shaping. Re: ZaC3, slopes shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.
6. Owner and Developer: Leroy L. Jochum KREMER ROAD 47712
7. Engineer: Sam Biggerstaff 1240 MAXWELL 47711

RECEIVED FOR RECORD
at 3:07 P M.
JUNE 5 1986
Plat Book N
Page 9
BOB STEELE, RECORDER
VANDERBURGH COUNTY

JULY ENTERED FOR TAXATION
JUN 05 1986
Alice Van Buren AUDITOR

3042

N-9