Stanley Acres

Legal Description

86-13711

A Subdivision of part of the Northeast Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 3, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana and being more particularly described as follows,

Beginning at a point on the North line of the South half of the Northeast Quarter of the Northeast Quarter of said Section 3 which lies S. 89°52'25"W. 645.42 feet from the Northeast corner of said half quarter quarter section, thence S. 00°14'37"W. for a distance of 661.85 feet, thence S. 00°33'28"W. for a distance of 357.80 feet, thence N89°55'35"W. for a distance of 98.30 feet to the center of Mesker Park Drive, thence N. 39°44'45"W along the center of said drive for 162.49 feet, thence N.39°21'15"W along the center of said drive for 100.00 feet, thence N.38°12'25"W. along the center of said drive for 100.00 feet, thence N.37°12'20"W. along the center of said drive for 188.11 feet, thence N.36°15'30"W. along the center of said drive for 100.00 feet, thence N.35°01'40"W. along the center of said drive for 50.00 feet, thence N.31°13'00"W. along the center of said drive for 50.00 feet, thence N.28°09'00"W. along the center of said drive for 50.00 feet, thence N.23°44'W along the center of said drive for 53.00 feet to a point on the West line of the South half of the Northeast Quarter of the Northeast Quarter of said section 3, thence North 00°00'52"W. along the West line of the South half of the Northeast Quarter of the Northeast Quarter for 253.24 feet to the Northwest corner of the South half of the Northeast Quarter of the Northeast Quarter of said section 3, thence N.89°52'25"E. along the North line of the South half of the Northeast Quarter of the Northeast Quarter of said section 3 for 662.80 feet to the place of beginning.

Owners Certificate

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Stanley Acres. Building lines are established as shown on this plat and between these lines and the street right-of-way there shall not be erected or maintained any buildings or structures. Strips of land shown on this plat and marked as Easements are reserved for the installation, maintenance and repair of water, gas, sewer, telephone, electric poles, lines and wires or other type of utilities and subject at all times to the proper authorities and no structures shall be erected or maintained on said strips of land. Strips of land marked for right-of-way is for public use.

Haynes F. Stanley
5114 Mesker Park Dr.
Evansville, Indiana
47712

Charlene O. Stanley
5114 Mesker Park Dr.
Evansville, Indiana
47712

Notary Certificate

State of Indiana)
County of Vanderburgh) S.S.

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said owners and Subdividers who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be there voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 5th day of May, 1986

My Commission Expires
March 8, 1988

Carla Jo Bulger
Notary Public

CARLA JO BULGER
(typed or printed name)

Notary resides in Warrick County, Indiana

NOTARY PUBLIC SEAL STATE OF INDIANA

Area Plan Commission Certificate

Under the authority provided by Chapter 138, Acts of 1957, as amended of the General Assembly of the State of Indiana, and an Ordinance adopthed by the Common Council of the City of Evansville, and an Ordinance adopthed by the Board of County Commissioners, Vanderburgh County, Indiana, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on JUNE 4, 1986

President

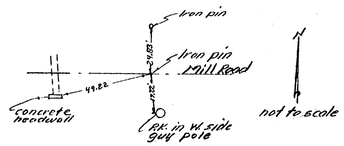
Director

Plat Release JUNE 11, 1986

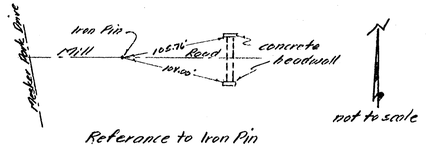
Director

3216

RECEIVED FOR RECORD
at 10:09 A.M.
JUNE 12 1986
Plat Book N
Page 12
BOB STEELE, RECORDER
VANDERBURGH COUNTY



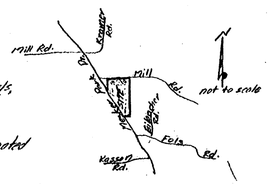
Reference to Iron Pin
NE. cor.
S½-NE¼-NW¼-NE¼
Sec. 3-6-11



Reference to Iron Pin
NW. cor.
S½-NE¼-NE¼
Sec. 3-6-11

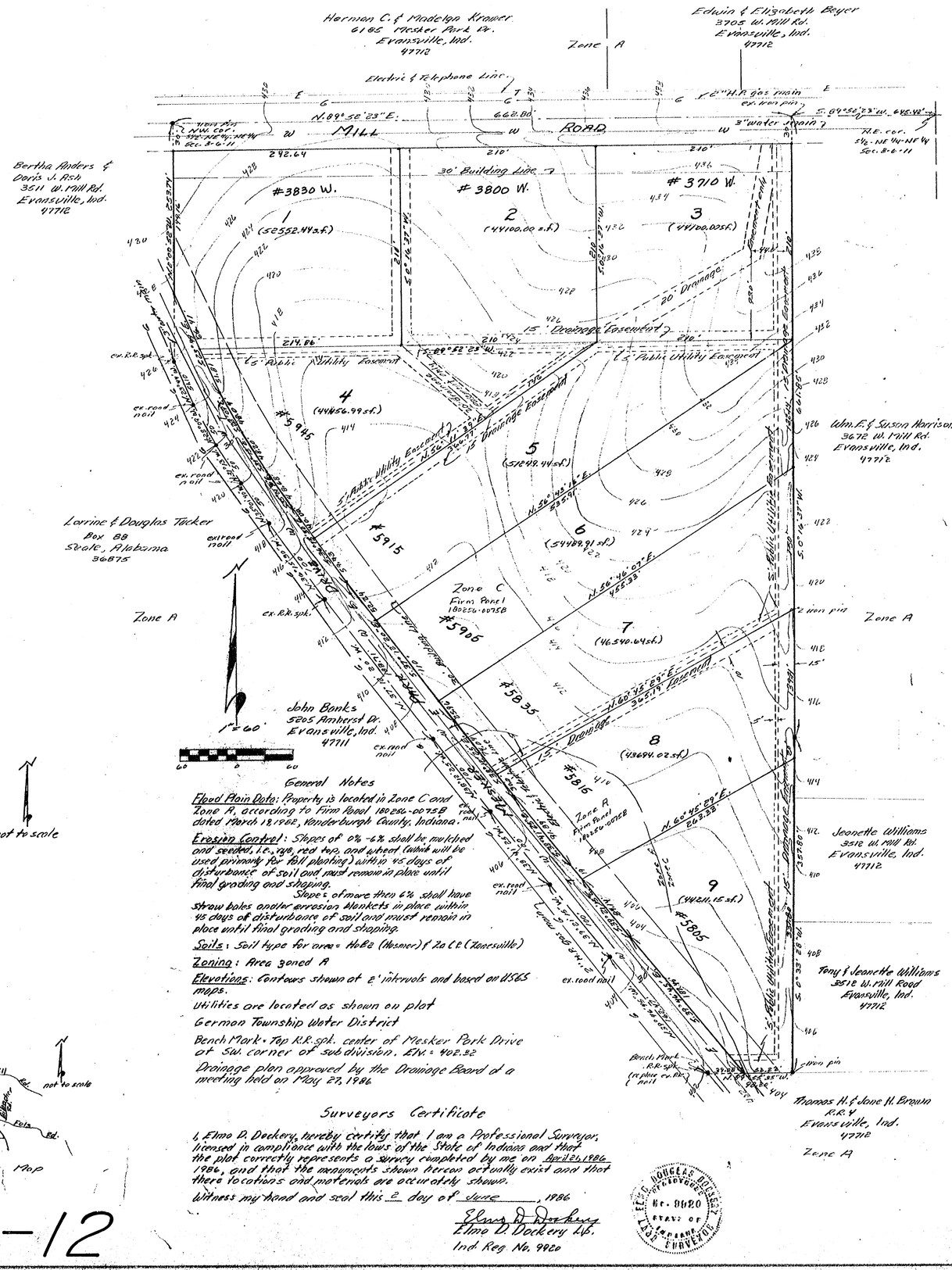
Notice

1. Channel maintance to be the responsibility of property owners.
2. Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.
3. Individual sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.



Location Map

N-12



General Notes

Flood Plain Data: Property is located in Zone C and Zone A, according to Firm Flood 180226-0075B dated March 18, 1982, Vanderburgh County, Indiana.

Erosion Control: Slopes of 0%-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 disturbance of soil and must remain in place until final grading and shaping.

Slope: of more then 6% 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.

Soils: Soil type for area = HeB2 (Hosmer) & 2a CB (Zanesville)

Zoning: Area zoned A

Elevations: Contours shown at 2' intervals and based on USGS maps.

Utilities are located as shown on plat

German Township Water District

Bench Mark = Top R.R. spk. center of Mesker Park Drive at SW. corner of subdivision. Elv. = 402.32

Drainage plan approved by the Drainage Board at a meeting held on May 27, 1986

Surveyors Certificate

I, Elmo D. Dockery, hereby certify that I am a Professional Surveyor, licensed in compliance with the laws of the State of Indiana and that the plat correctly represents a survey completed by me on April 28, 1986, and that the monuments shown hereon actually exist and that there locations and materials are accurately shown.

Witness my hand and seal this 2 day of June, 1986

Elmo D. Dockery
Elmo D. Dockery L.S.
Ind. Reg. No. 9920

ELMO D. DOUGLAS DOCKERY No. 9920 STATE OF INDIANA REGISTERED LAND SURVEYOR

NOTE: The 20 foot drainage easement running across Lot 4 has been vacated per county ordinance - CO.V-09-02-004. Instrument # 2002R00043921 dated 11/13/2002