VAN'S SUBDIVISION

REPLAT OF LOT 1

86-14874

100 50 0 100 200

GRAPHIC SCALE: 1" = 100'

TEMPORARY 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.
SLOPES OF MORE THAN 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.
FLOOD PLAIN DATA: None of the lots have building sites within the 100 year flood zone.
ZONING: Subject property and all adjacent property is zoned A (agricultural)
SOILS: Hosmer silt loam, 0 to 2% slopes. Hosmer silt loam (HgC^3) - 6 to 12 percent slopes, severely eroded

CURVE DATA

Δ = 26° 39' 36"
CH. = 132.86'
D = 19° 53' 09"
L = 134.07'
R = 288.13'

Raymond E. & Donna Jean Vanover
5401 Orchard Road
Evansville, IN 47712

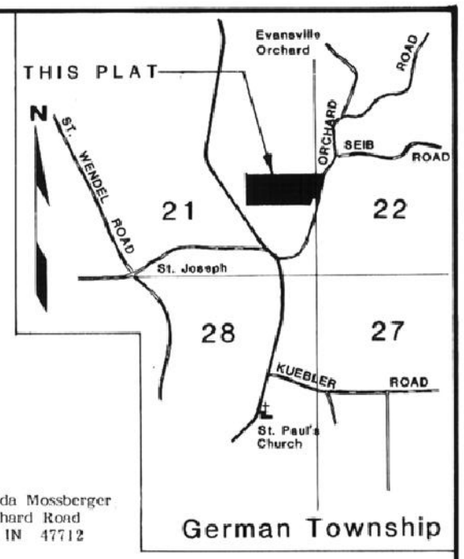
Ann E. Garland & Roland O. Land
10504 Tumithy Terrace
Midwest City, OK 73130

Melvin & Ida Mossberger
RR#4, Orchard Road
Evansville, IN 47712

Melvin Mossberger
RR#4, Orchard Road
Evansville, IN 47712

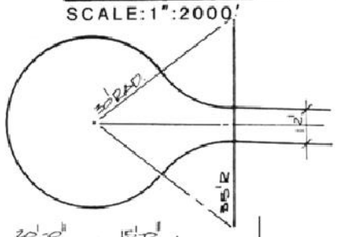
Perry E. & Marjorie Blackford
RR#12, Orchard Road
Evansville, IN 47712

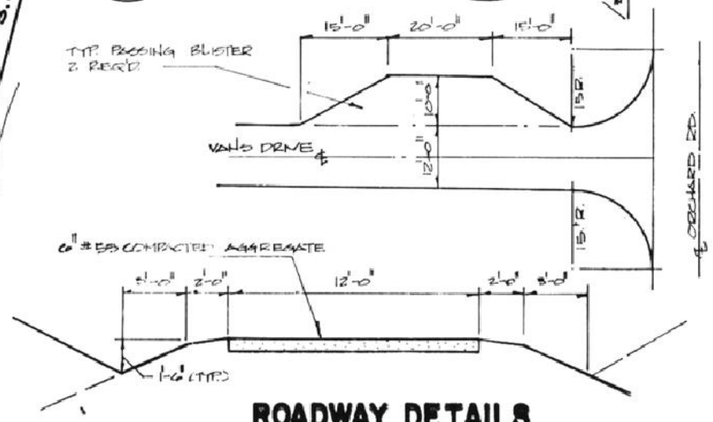
Debra Jean Vanbibber
%Union Federal Savings
P.O. Box 3125
Evansville, IN 47734



LOCATION MAP

SCALE: 1":2000'





ROADWAY DETAILS

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, Vanderburgh County, Indiana, and also part of the Northwest Quarter of the Southwest Quarter of Section 22, Township 5 South, Range 11 West, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the southeast corner of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West; thence north 02 degrees 31 minutes 32 seconds east 597.00 feet; thence south 88 degrees 19 minutes 30 seconds east and parallel with the south line of said Section 21 for 284.70 feet to the point of beginning; thence continue south 88 degrees 19 minutes 30 seconds east 1183.97 feet to the centerline of Orchard Road; thence along a curve 134.07 feet concave to the southeast having a radius of 288.13 feet and a chord of 132.86 feet bearing south 27 degrees 56 minutes 15 seconds west; thence south 14 degrees 36 minutes 27 seconds west along the centerline of Orchard Road 317.32 feet; thence north 75 degrees 34 minutes 25 seconds west 354.79 feet; thence north 88 degrees 19 minutes 30 seconds west 517.60 feet; thence north 02 degrees 31 minutes 32 seconds east 306.00 feet to the point of beginning, containing 8.70 acres.

Subject to a legal right-of-way 30 feet in width off the east side for Orchard Road. Also subject to an easement for Van's Drive as shown hereon.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana, do hereby certify that this plat correctly represents a true and accurate survey completed by me on April 28, 1986, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as VAN'S SUBDIVISION REPLAT OF LOT 1. All road easements shown and not previously reserved are hereby reserved for ingress and egress and utility services in severality to the various owners of land within this subdivision affected by said easements as their respective interests may appear. Roads are to be maintained by the owners of the lots. Drainage easements may be surface or subsurface.

Dean Crowe
Dean Crowe, Owner

Bobby Gene Crowe
Bobby Gene Crowe, Owner

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner (s) and Subdivider (s), who acknowledge (s) the execution of the foregoing plat with the dedications and restrictions thereon, expressed to be their voluntary act and deed for the uses and purposes therein set forth.

My Commission Expires: 1-21-89

Joan M. Morley
Notary Public

Joan M. Morley
Printed Name

Notary resides in Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

RECEIVED FOR RECORD
at 2:35 P.M.
JUNE 20 1986
Plat Book N
Page 17
BOB STEELE, RECORDER
VANDERBURGH COUNTY

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 Ordinace adopted by the Common Council of the City of Evansville, and an Ordinance adopted 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
Barbara L. Cunningham
Director

Plat Release Date JUNE 19, 1986
Barbara L. Cunningham
Director

ROADWAY AGREEMENT

All parties are subject to a Road Agreement for maintenance of the Private Road.

DULY ENTERED FOR TAXATION JUN 20 1986 3450
Alice Mae Sanders AUDITOR

N-17

Bond Contract agree See Misc. dr 2 Card 3627
Instr. 86-14875 Date 6-20-86
ATTEST: BOB STEELE RECORDER
VANDERBURGH CO.
Patti Wheeler DEP.

For additional building to Lot 5
See Deed Drawer 5 card 1453