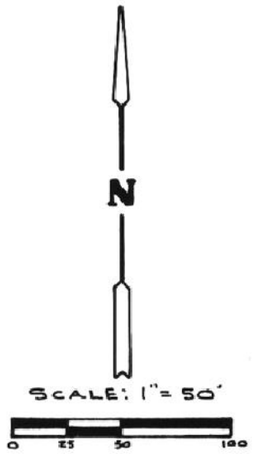
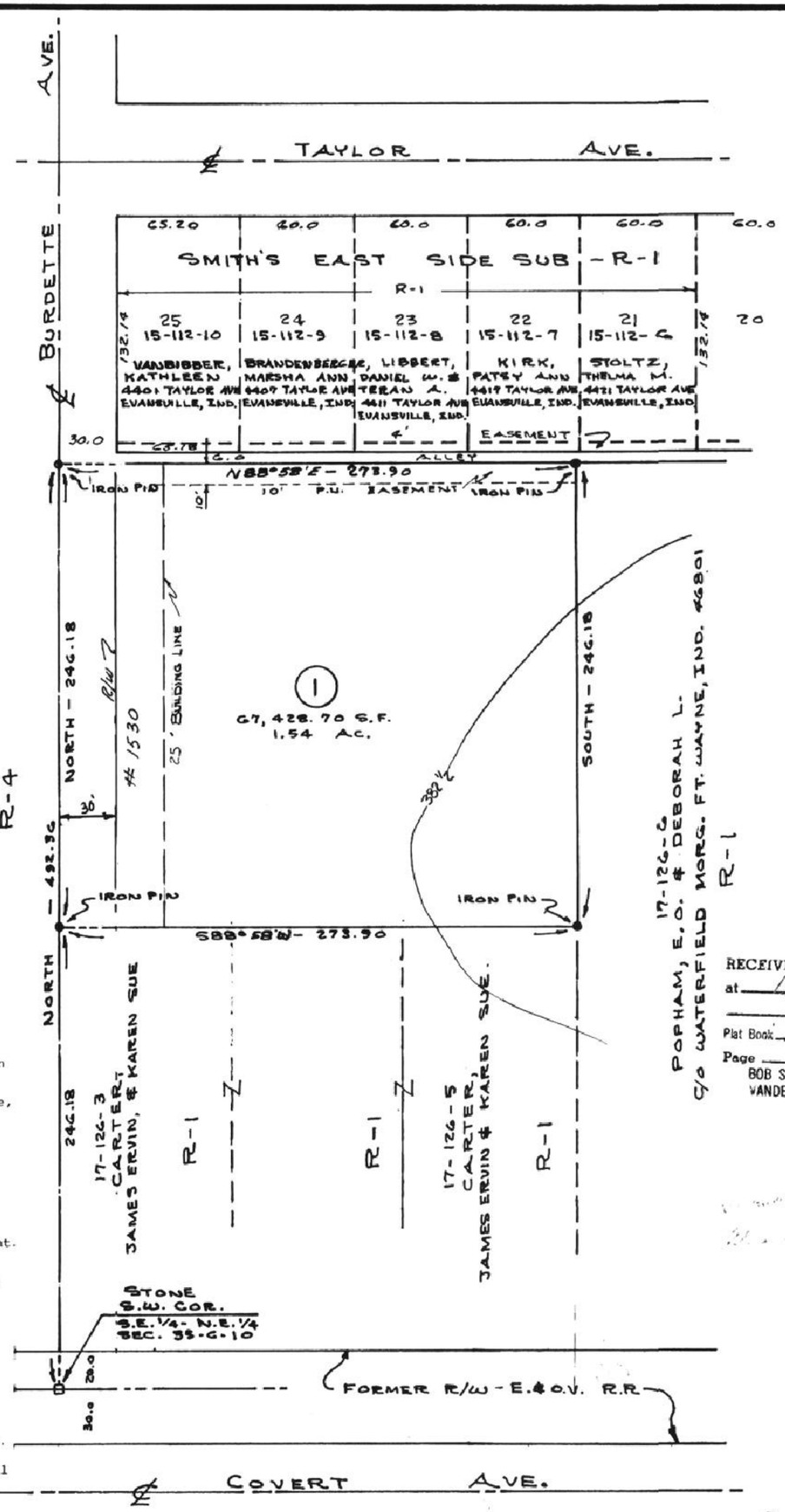
KEDESH ACRES

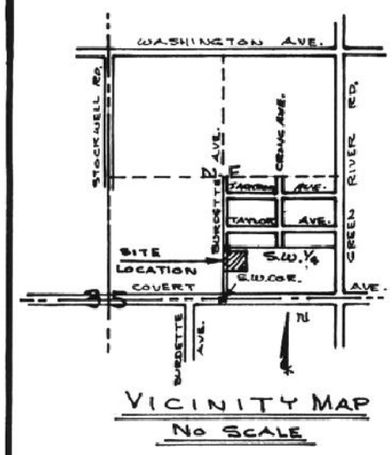
86-15399

A subdivision of part of the Southeast Quarter of the Northeast Quarter of Section Thirty-five (35), Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said quarter quarter section 246.18 feet North of the Southwest corner thereof: from said place of beginning continue North along the said West line for 246.18 feet to a point on the South line of Smith's East Side Subdivision, as per plat thereof, recorded in Plat Book "I" page 14 in the office of the Recorder of Vanderburgh County; thence North 88 degrees 58 minutes East along the South line of said Smith's East Side Subdivision, for 273.90 feet; thence South, parallel to the said West line for 246.18 feet; thence South 88 degrees 58 minutes West, parallel to the South line of said Smith's East Side Subdivision for 273.90 feet to the place of beginning.







VICINITY MAP
No Scale

NOTES: These notes are required by the Area Plan Commission

1. UTILITIES: City water is available at the site, as is gas and electric power, according to S.I.G. & E. Co.
2. FLOOD: This site lies outside the 100 year flood plain according to FIRM Panel 8 of 8, dated October 15, 1981, for the City of Evansville, Indiana.
3. ZONING: The zoning for this site is R-1, adjoining properties are zoned as shown on plat.
4. SOIL TYPE: The soil according to the Soil Survey of Vanderburgh County, Indiana is WhA; Wheeling Loan, 0 to 2 percent slopes, slow run-off.
5. EROSION CONTROL: Slopes of 0% to 6% shall be mulched & 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.
6. OWNER & DEVELOPER: James E. Carter & KAREN S. 1003 E. Riverside, 47714
7. ENGINEER: Sam Biggerstaff, 1270 Maxwell, 47711

OWNER'S CERTIFICATE

WE, 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

KEDESH ACRES

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.

James E. Carter
JAMES E. CARTER

Karen S. Carter
KAREN S. CARTER

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 give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on JUNE 23, 1986.

President

Barbara R. Cummings
Executive Director

Plat Release JUNE 23, 1986

Barbara R. Cummings
Executive Director

RECEIVED FOR RECORD
at 1:59 P.M.
June 24, 1986
Plat Book I
Page 6
BOB STEELE, RECORDER
VANDERBURGH COUNTY

3592

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 12 day of June, 1986.

Doris Jean Jackson
Notary public

DORIS JEAN JACKSON
Printed

My commission expires:
July 11, 1986

Resident of Warrick County

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

Date: June 12th 1986

N-18