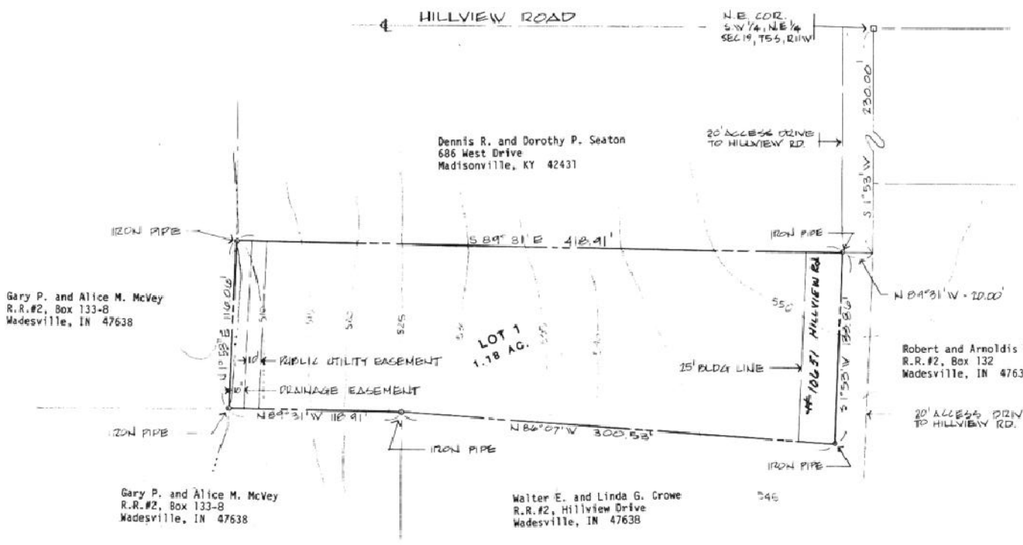
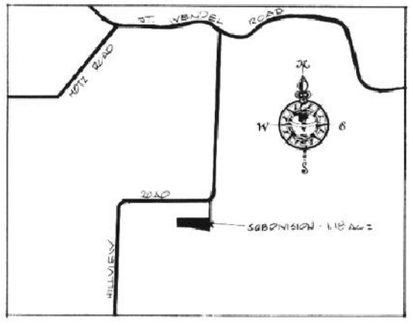
SCHELLER SUBDIVISION



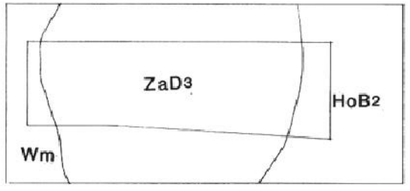


SCALE: 1"=50'

INCHES 0 1 1
FEET 0 25 50 100



LOCATION MAP SCALE: 1"=1000'



SOIL MAP 1"=100'

86-23042

LEGAL DESCRIPTION

Being a part of the Southwest Quarter of the Northeast Quarter of Section 19, Township 5 South, Range 11 West, lying in Vanderburgh County, Indiana and more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 19; thence South 1° 53' West along the East line thereof a distance of 230.00 feet to a point; thence North 89° 31' West a distance of 20.00 feet to a point, said point being the point of beginning; thence South 1° 53' West a distance of 133.86 feet to a point; thence North 86° 07' West a distance of 300.53 feet to a point; thence North 89° 31' West a distance of 118.91 feet to a point; thence North 1° 53' East a distance of 116.06 feet to a point; thence South 89° 31' East a distance of 418.91 feet to the point of beginning, said parcel containing 1.18 acres, more or less, with access to be by way of a 20.00 foot private road adjacent to the East side thereof. The following paragraphs: 1) Subject to; and together with a 20' access private road R/W West of and adjacent to the following described line. 2) Beginning at the northeast corner of said SW¼ NE¼ Section thence along said East line, Course: S. 1° 53" W. for 368.86'.

General Notes

1. Owner/Developer: Alvin and Connie Scheller; 4005 W. Columbia, Evansville Indiana 47712; 812/424-1907.
2. Utilities: Water by German Township Water Department; electric and gas are available at the site. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with HSE-25 and must have certified engineered systems approved by the Health Department.
3. Erosion Control: Slopes 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 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.
4. Zoning: Subdivision is zoned Ag, all adjacent property is Ag.
5. Flood Plain Data: Property is not located in 100 year flood plain according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classification:
   Z_aD_3 - Zanesville silt loam, 12 to 18% slopes.
   H_oB_2 - Hosmer silt loam 2 to 6% slopes, eroded.
   W_m - Wilbur silt loam.
7. No buildings, structures, fences, shrubs or trees shall be planted within drainage easements on the plat.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

Alvin Ray Scheller — Connie Marie Scheller

ALVIN RAY SCHELLER — CONNIE MARIE SCHELLER

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on September 8, 1986.

President _____

Secretary Barbara L. Cranmer

Plat Release-County Auditors Certificate Received. Date September 8, 1986

NOTARY CERTIFICATE

State of Indiana)
County of Vanderburgh) SS:

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 foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 4th day of August, 1986.

My Commission expires 7-13-88 Judith Goodrich Notary Public
Judith Goodrich Printed Name
A resident of Warrick County

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, R. A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on August 25, 1986; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Ralph A. Easley, Jr.
RALPH A. EASLEY, JR.
Ind. Reg. No. S 0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

RECEIVED FOR RECORD
11:09 A.M.
September 9 86
N
40
VANDERBURGH COUNTY

5519

N-40

AE	ANDY EASLEY ENGINEERING		
	CIVIL ENGINEERING — LAND SURVEYING		
	1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710		
6	PLAT OF SCHELLER SUBDIVISION		
5	PART OF SW 1/4, NE 1/4, SEC. 19-5-11		
4	VANDERBURGH COUNTY, INDIANA		
3			
2	APPROVED BY: R. A. Easley, Jr.		
1	DATE August 25, 1986	SCALE: 1" = 50'	
NO. DATE BY REVISIONS	DRAWN BY: T.J. KEITH	JOB NO: 501	
	CHECKED BY: RAE	SHEET 1 OF 1	