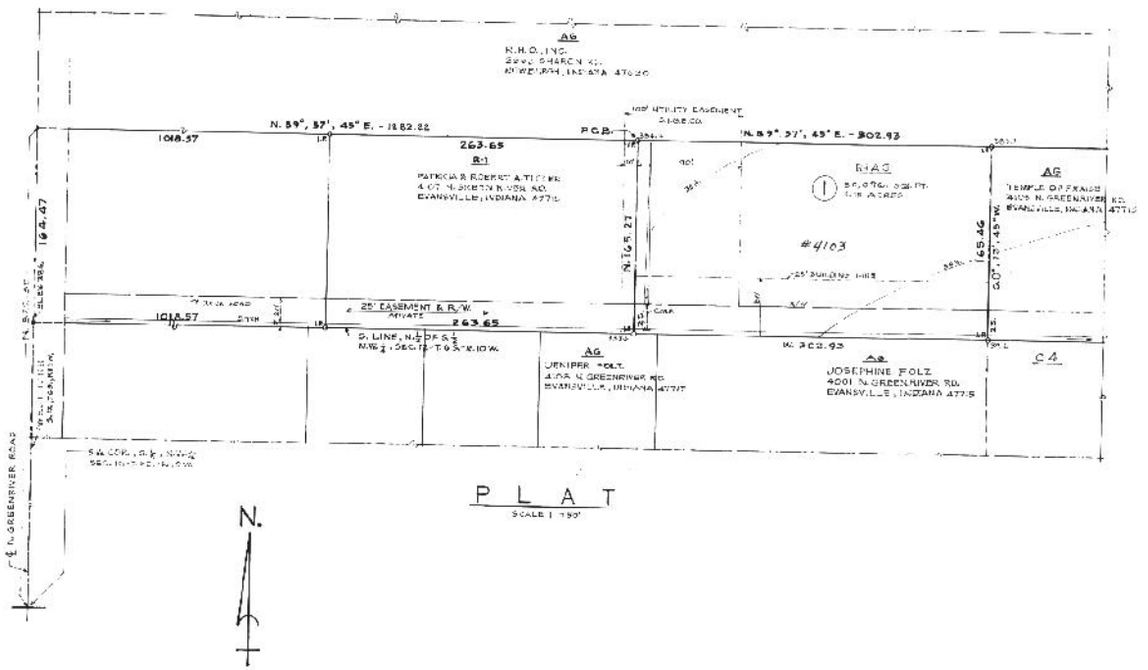
Ratification Sec. Mea. Ord. & Card Sec. 97-02427 Date: 1-21-87
Attest: BOB STEELE RECORDER VANDERBURGH CO.
Patti Gillette Dep.

JOHN IRWIN SUB

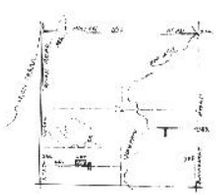
86-32653



PLAT

SCALE 1" = 100'

N.



VICINITY MAP

SCALE 1" = 2,000'

DESCRIPTION

PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST, IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION TWELVE (12); THENCE NORTH EIGHT HUNDRED TWENTY-TWO AND THIRTY-FIVE HUNDREDTHS (822.35) FEET ALONG THE WEST LINE THEREOF; THENCE NORTH 89 DEGREES 57 MINUTES 45 SECONDS EAST ONE THOUSAND TWO HUNDRED EIGHTY TWO AND TWENTY TWO HUNDREDTHS (1,282.22) FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 45 SECONDS EAST THREE HUNDRED TWO AND NINETY THREE HUNDREDTHS (302.93) FEET; THENCE SOUTH 0 DEGREES 13 MINUTES 45 SECONDS WEST FOR A DISTANCE OF ONE HUNDRED SIXTY FIVE AND FORTY SIX HUNDREDTHS (165.46) FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION, TOWNSHIP AND RANGE; THENCE WESTERLY ALONG THE SAID SOUTH LINE THREE HUNDRED TWO AND NINETY THREE HUNDREDTHS (302.93) FEET TO A POINT; THENCE NORTHERLY FOR A DISTANCE OF ONE HUNDRED SIXTY FIVE AND TWENTY SEVEN HUNDREDTHS (165.27) FEET TO THE POINT OF BEGINNING AND CLOSURE, CONTAINING AN AREA OF 4.15 ACRES GROSS.

A STRIP OF LAND TWENTY-FIVE (25.) FEET IN WIDTH ALONG SAID SOUTH LINE IS SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR A PRIVATE ROAD AND RIGHT-OF-WAY. THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO ALL EASEMENTS AND RIGHT-OF-WAY OF RECORD.

NOTES

1. UTILITIES: ELECTRICITY AND WATER
2. ZONING: R-1 AND AG
3. FLOOD CONTROL: THE ELEVATION OF N. GREENRIVER ROAD, WHICH IS 1,283 FEET WEST OF THIS DESCRIBED PARCEL IS 384.1 FEET ABOVE SEA LEVEL WHICH IS ALSO ABOVE THE 100-YEAR FLOOD EL. THIS PARCEL VERY CLOSE TO BEING ON A LEVEL WITH N. GREENRIVER ROAD. DRAINAGE IS EASTWARD TO CRAWFORD-BRANNERS DITCH.
4. SOIL TYPE: EVANSVILLE SILT LOAM, TOP SOIL GOOD, SUBSOIL POOR, SOME WHAT CLAYEY, SEASONAL HIGH WATER TABLE, POORLY DRAINED.
5. EROSION CONTROL: RUN-OFF IS VERY SLOW ON THIS SOIL. CONSISTS OF DEEP, NEARLY LEVEL SOILS ON TERRACES. THIS SOIL HAS SEVERE LIMITATIONS FOR MOST USES ASSOCIATED WITH TOWN AND COUNTRY PLANNING. IF THIS SOIL IS CRATED, IT IS SUITED TO CORN, SOY BEANS, SMALL GRAIN, HAY AND LAWN GRASS. SLOPES OF 0A TO 6% SHALL BE MULCHED AND SEEDED, T.P., RYE, RED TOP, AND WHEAT WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
6. OWNER AND DEVELOPER: JOHN IRWIN
7. LAND SURVEYOR: ALBERT K. HOLTZ
8. SEPTIC SYSTEM: INDIVIDUAL SEWAGE SYSTEMS MUST BE IN COMPLIANCE WITH HSE-26 AND EACH LOT MUST HAVE CERTIFIED ENGINEERED SYSTEMS APPROVED BY THE HEALTH DEPARTMENT.
9. FINISH FLOOR ELEV. OF THE ABOVE WILL BE 386 M.S.L., WHICH IS TWO (2.) FEET ABOVE THE 100-YEAR FLOOD LEVEL.

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: "JOHN IRWIN SUBDIVISION"

ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED, ARE NOT 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 "EASEMENTS" 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.

WITNESS OUR HANDS AND SEALS THIS 11th DAY OF December 1986

JOHN D. IRWIN

Betty Jane Irwin

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC OF VANDERBURGH 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 11th DAY OF December 1986

MY COMMISSION EXPIRES
September 23, 1988

RESIDENT OF Vanderburgh

Beverly M. Behme
NOTARY PUBLIC

Beverly M. Behme
PRINTED

SURVEYORS CERTIFICATE

I, ALBERT K. HOLTZ, 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.

DECEMBER 7, 1986
DATE

ALBERT K. HOLTZ
REGISTERED
No. 10035
STATE OF
INDIANA
LAND SURVEYOR

Albert K. Holtz

ALBERT K. HOLTZ, L.S.
INDIANA REG. NO. 10035

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW 309, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THAT THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON December 23, 1986.

PRESIDENT

EXECUTIVE DIRECTOR

PLAT RELEASE

DECEMBER 23, 1986
DATE

EXECUTIVE DIRECTOR

2:04 P.M.
DECEMBER 23 1986
N — 63

7734

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