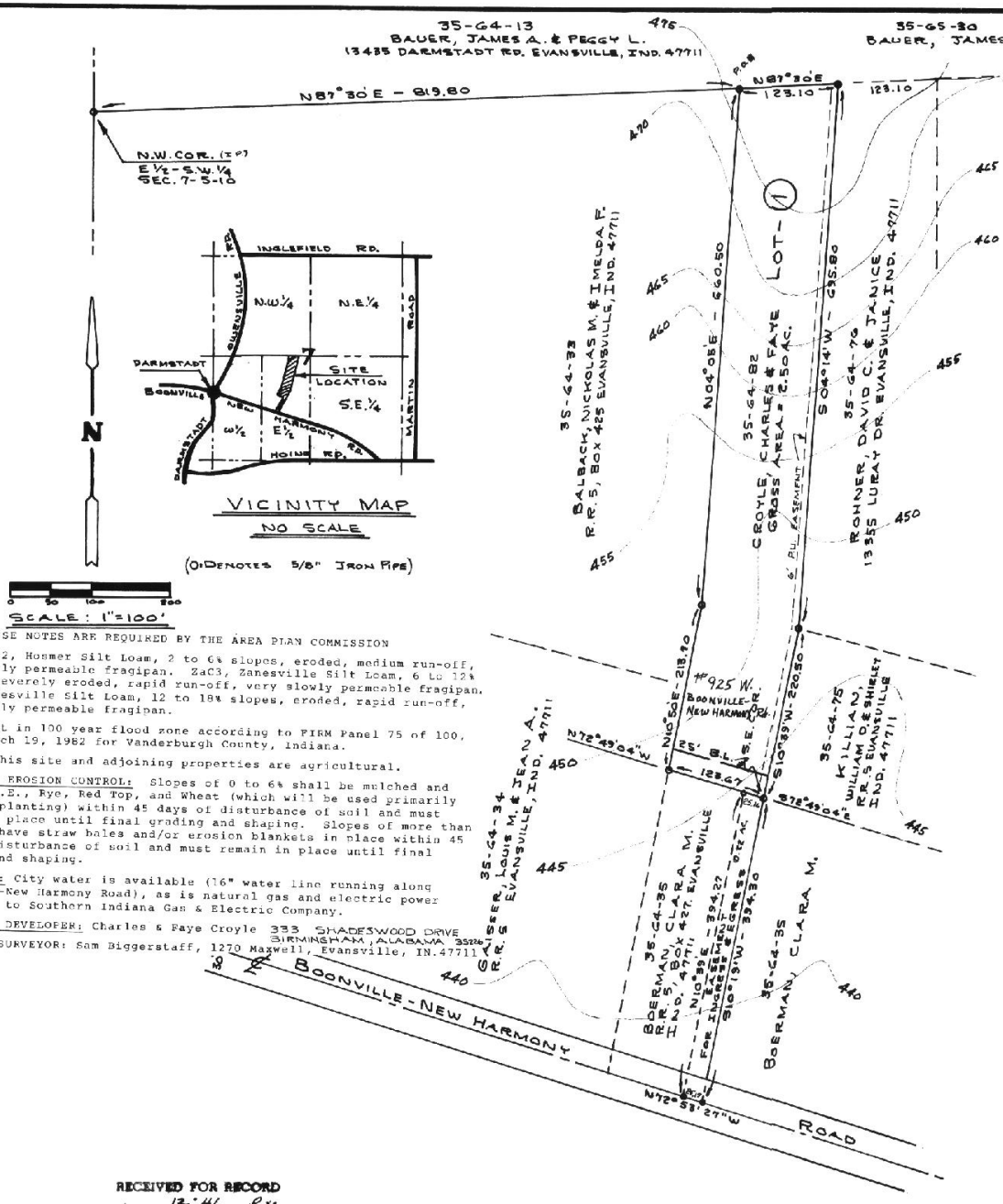
# FANNY'S PLACE

87-04118




NOTES: THESE NOTES ARE REQUIRED BY THE AREA PLAN COMMISSION

SOIL: HoB2, Hosmer Silt Loam, 2 to 6% slopes, eroded, medium run-off, very slowly permeable fragipan. ZaC3, Zanesville Silt Loam, 6 to 12% slopes, severely eroded, rapid run-off, very slowly permeable fragipan. ZaD2, Zanesville Silt Loam, 12 to 18% slopes, eroded, rapid run-off, very slowly permeable fragipan.

FLOOD: Not in 100 year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.

ZONING: This site and adjoining properties are agricultural.

TEMPORARY EROSION CONTROL: Slopes of 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.

UTILITIES: City water is available (16" water line running along Boonville-New Harmony Road), as is natural gas and electric power according to Southern Indiana Gas & Electric Company.

OWNER and DEVELOPER: Charles & Faye Croyle 333 SHADESWOOD DRIVE BIRMINGHAM, ALABAMA 35226

ENGINEER-SURVEYOR: Sam Biggerstaff, 1270 Maxwell, Evansville, IN. 47711

A subdivision of part of the East Half of the Southwest Quarter of Section Seven (7) Township Five (5) South, Range Ten (10) West, lying in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the North line of said half quarter section North 87 degrees 30 minutes East 819.80 feet from the Northwest corner thereof: from said point of beginning continue along said North line North 87 degrees 30 minutes East for 123.10 feet; thence South 04 degrees 14 minutes West for 695.80 feet; thence South 10 degrees 39 minutes West for 220.50 feet; thence North 72 degrees 49 minutes 04 seconds West for 123.67 feet; thence North 10 degrees 50 minutes East for 213.70 feet; thence North 04 degrees 05 minutes East for 660.50 feet to the place of beginning.

An easement for ingress and egress to the above described real estate is more particularly described as follows:

Beginning at the Southeast corner of the above described real estate; thence South 10 degrees 19 minutes West for 394.30 feet to the North right-of-way line of the Boonville-New Harmony Road; thence North 72 degrees 53 minutes 27 seconds West along said North right-of-way line for 25.17 feet; thence North 10 degrees 35 minutes East for 394.27 feet; thence South 72 degrees 49 minutes 04 seconds East for 25.16 feet to the place of beginning, containing 0.22 acres.

## 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

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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.

Charles Croyle
CHARLES CROYLE

Faye Ann Croyle
FAYE ANN CROYLE

## NOTARY CERTIFICATE

STATE OF Alabama )
) SS:
COUNTY OF Jefferson )

Before me, the undersigned Notary Public of Jefferson County, State of , 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 17th day of December, 1986.

Kimberly R. Braden
Notary public

KIMBERLY R. BRADEN
Printed

My commission expires:
MAY 20, 1990

Resident of Jefferson County,

## SURVEYORS CERTIFICATE

I, Sam Biggerstaff, hereby 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 9th 1986
Date

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

## 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 February 2, 1987.

President

Executive Director

Plat Release February 5, 1987

Executive Director

RECEIVED FOR RECORD
at 12:41 P.M.
FEBRUARY 9 1987
Plat Book N
Page 68
DON STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
FEB 9 1987 2001
AUDITOR

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