REISING SUN SUB.

87-08330

N

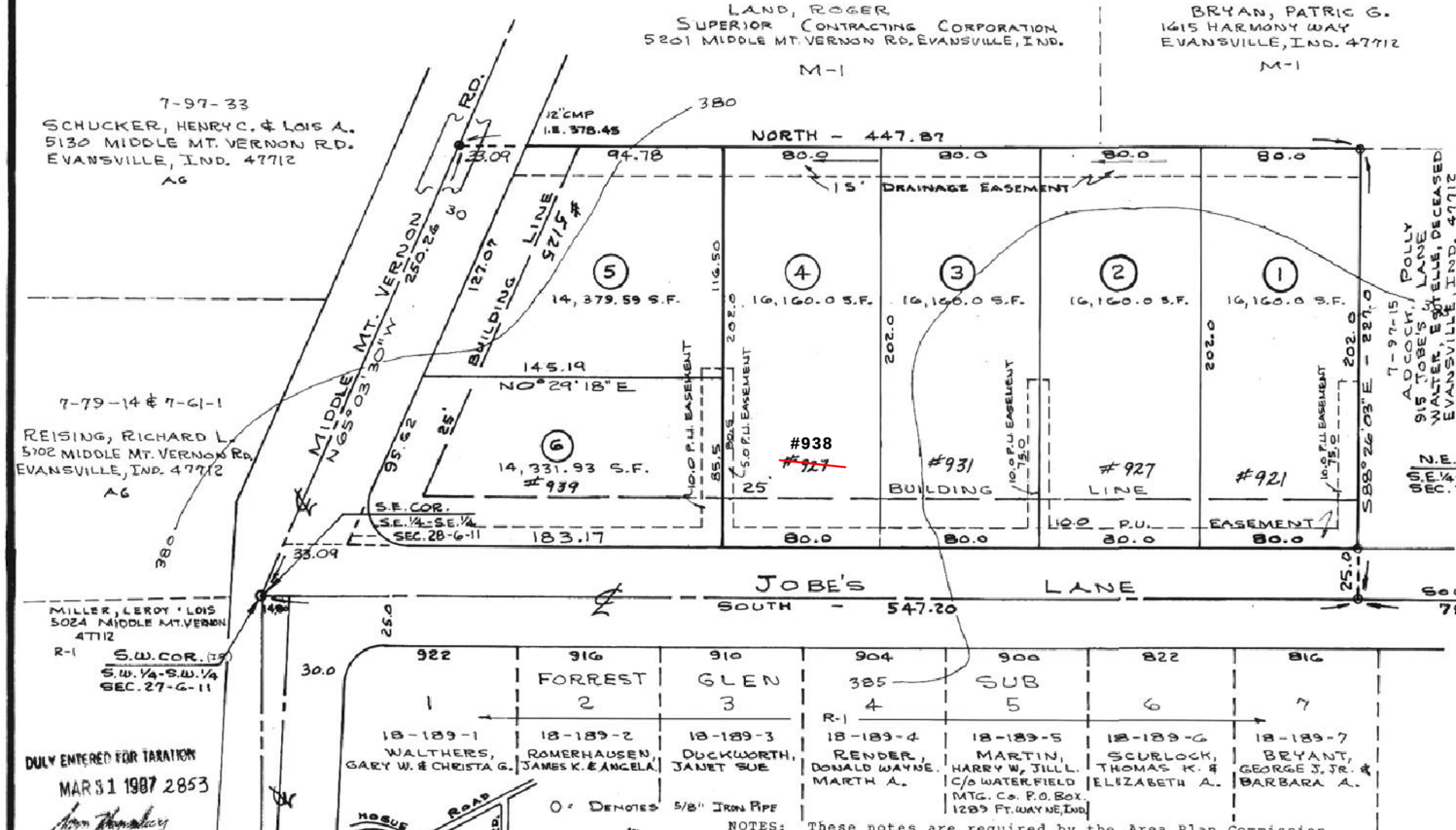
SCALE: 1"=50'

0 25 50 100

Part of the Southeast Quarter of the Southeast Quarter of Section Twenty-eight (28), Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said quarter quarter section, said point being 785.0 feet South of the Northeast corner thereof; from said place of beginning continue South along the East line of said quarter quarter section for 547.20 feet to the Southeast corner of said quarter quarter section, said point also being the center of Middle Mt. Vernon Road; thence North 65 degrees, 03 minutes, 30 seconds West along the center of said road a distance of 250.26 feet; thence North and parallel to the East line of said quarter quarter section a distance of 447.87 feet; thence South 88 degrees, 26 minutes, 03 seconds East a distance of 227.00 feet to the point of beginning.

A Twenty-five (25) foot strip off the entire East side of the above described real estate is reserved for the right-of-way of Jobe's Lane and subject to the legal right-of-way of Middle Mt. Vernon Road off the entire South side of the above described real estate and all other rights-of-way of record.



NOTES: These notes are required by the Area Plan Commission

1. SOIL: He, Henshaw Silt Loam, 0 to 2 percent slopes, slow run-off, moderately slow permeability. Wa, Wakeland Silt Loam, 0 to 2 percent slopes, slow run-off.
2. FLOOD: Most of this site is in the 100 year flood zone, FIRM Panel 100 of 100, dated March 19, 1982, Vanderburgh County, Indiana. (Note on this map says 100 year flood elevation=383.0 and existing elevation=385.0)
3. ZONING: The proposed site and all adjacent properties are zoned as shown on this plat.
4. EROSION CONTROL: The soils with slopes of 0 to 6 percent 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 soils and must remain in place until final grading and shaping.
5. UTILITIES: Water, gas and electric are available at or near the site. SANITARY SEWER IS AVAILABLE TO SITE.

OWNER AND DEVELOPER: Richard L. and Marie T. Reising
5102 Middle Mt. Vernon Road, Evansville, In. 47712

ENGINEER: Sam Biggerstaff, 1270 Maxwell, Evansville, In. 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

REISING SUN SUBDIVISION

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.

Richard L. Reising
RICHARD L. REISING

Marie T. Reising
MARIE T. REISING

* DRAINAGE PLANS APPROVED JAN. 26, 1987

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 27 day of March, 1987.

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
Printed

My commission expires:
July 10, 1990

Resident of Warrick County

ADDITIONAL NOTES (REQUIRED BY A.P.C.)

A) THERE SHALL BE NO BASEMENTS CONSTRUCTED ON ANY LOT IN REISING SUN SUBDIVISION
B) FINISH FLOOR ELEV. SHALL BE AT LEAST 385.0 ON ALL LOTS IN REISING SUN SUBDIVISION
C) NO UTILITIES SHALL BE INSTALLED IN THE 15' DRAINAGE EASEMENT
D) SAID DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS, AND SHALL BE KEPT CLEAR OF DEBRIS. NO BUILDING OR STRUCTURE, PERMANENT OR SEMI-PERMANENT, SHALL BE CONSTRUCTED IN SAID EASEMENT
E) THE DRAINAGE SWALE (WITHIN THE 15' DRAINAGE EASEMENT) SHALL BE CONSTRUCTED IN ACCORDANCE TO THE SUBDIVISION CODE. THE PROPERTY OWNERS WILL MAINTAIN SAID EASEMENT UNTIL ANOTHER AGENCY ACCEPTS RESPONSIBILITY
F) ALL LOTS, EXCEPT LOT 5, WILL EXIT ON JOBE'S LANE; THE DRIVEWAY ON LOT 5, SHALL BE PLACED NEAR THE WEST PROPERTY LINE

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.

March 27th, 1987
Date

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

A.P.C. CERTIFICATE

Under the authority provided by Chapter 174, Acts of 1947, and enacted by the General Assembly of the State of Indiana, and by an ordinance adopted by the City of Evansville and the County of Vanderburgh, this plat has been given Secondary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on FEBRUARY 4, 1987.

PRESIDENT

Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE:
Date: MARCH 31, 1987

Barbara L. Cunningham
EXECUTIVE DIRECTOR

Restrictions see misdr. 2 cd 8212 Dedi 3-16-88
Instr. 87-04468
Attested: BOB STEELE RECORDER
VANDERBURGH CO.
Patty M. Wallace DRVC