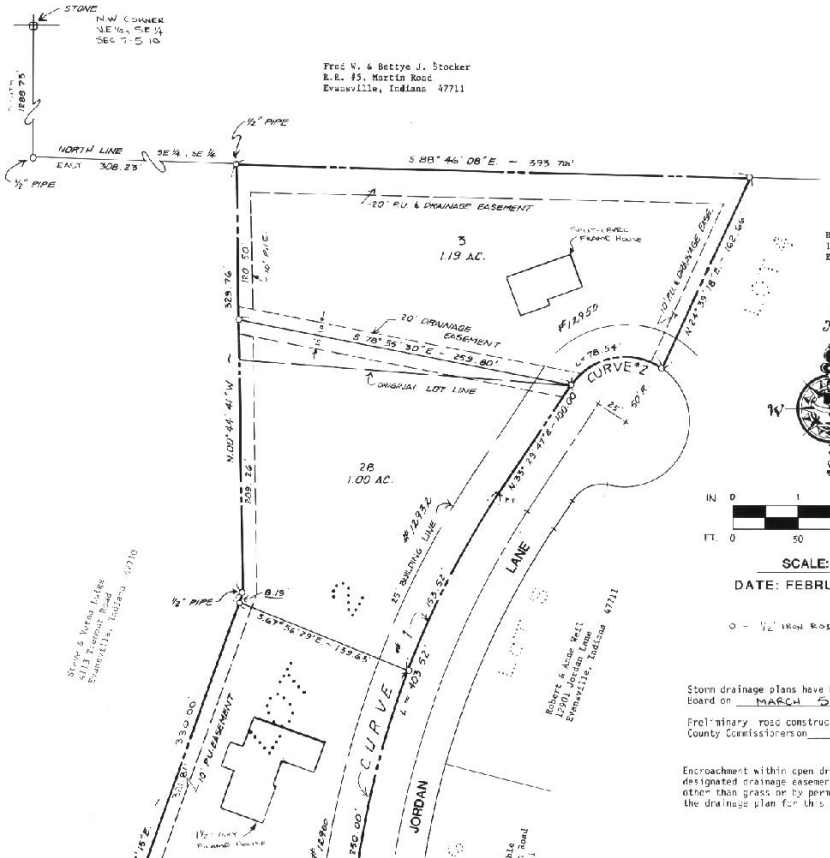
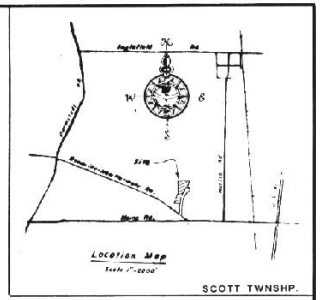
REPLAT OF LOTS 2 & 3 IN GAMBLE SUBDIVISION

87-08673







SCALE: 1" = 50'

DATE: FEBRUARY 24, 1987

O - ½" IRON ROD UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION

Lots 2 and 3 of GAMBLE SUBDIVISION as per plat thereof recorded in Plat Book N, page 51 in the office of the Recorder of Vanderburgh County, Indiana.

Storm drainage plans have been approved by Vanderburgh County Drainage Board on MARCH 5th, 1984.

Preliminary road construction plans have been approved by the Vanderburgh County Commissioners on N/A, 19___.

Encroachment within open drainage channels, underground drainage conduits or designated drainage easements by any fence, tree, shrub, garden, vegetation other than grass or by permanent structures other than those designated by the drainage plan for this subdivision is prohibited.

DULY ENTERED FOR TAXATION
APR 03 1987 29216
AUDITOR

CURVE DATA	Δ	R	L	T	CH
CURVE 1	32° 13' 27"	690.25'	388.41'	200.04'	384.27'
CURVE 2	90° 00' 01"	50.00'	78.54'	50.00'	70.71'

General Notes

1. Owner: Dr. James & Virginia Gamble; R.R. #5, Box 3-A Wortman Road 47711; 812/867-6842
   Developer: Robert Dillon; 12949 Jordan Lane; 47711; 812/422-7608
2. Utilities: Electricity is available at the site. Water for each lot is by private well. Sewage disposal is by septic field system. Individual sewage systems must be in compliance with 410-6-25 and each lot must have certified engineered system approved by the Health Department.
3. Erosion Control: Slopes of 02-6% 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: All surrounding property and subdivision are zoned Ag.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. The lake that previously existed partially on Lots 2 and 3 no longer actually exists.

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.

OWNER LOT 2A — JACQUALINE D. OGURA — GARY L. OGURA

OWNER LOT 2B — JACK D. KASEY — ALLISON W. KASEY

OWNER LOT 3 — JAMES E. GAMBLE — VIRGINIA GAMBLE

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 16 day of [illegible], 1987.

My Commission expires [illegible] Notary Public
Printed Name
A resident of [illegible] County

NOTARY PUBLIC SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 118-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 APRIL 1, 1987.

President [signature]
Secretary [signature]

Plat Release-County Auditors Certificate Date Received. APRIL 3, 1987

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 APRIL 15, 1985; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

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

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

N-79

JOB # 461

RECEIVED FOR RECORD
at 1:27 M.
APRIL 3 1987
as N
79
Rec. STEELE, RECORDER
VANDERBURGH COUNTY

AE, ANDY EASLEY ENGINEERING
CIVIL ENGINEERING — LAND SURVEYING
1133 W. MILL ROAD — EVANSVILLE, INDIANA 47710

Amend restrictions see misc dr. 4 cd 4 780
94-3398 Date 12/28/94
Time:
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY