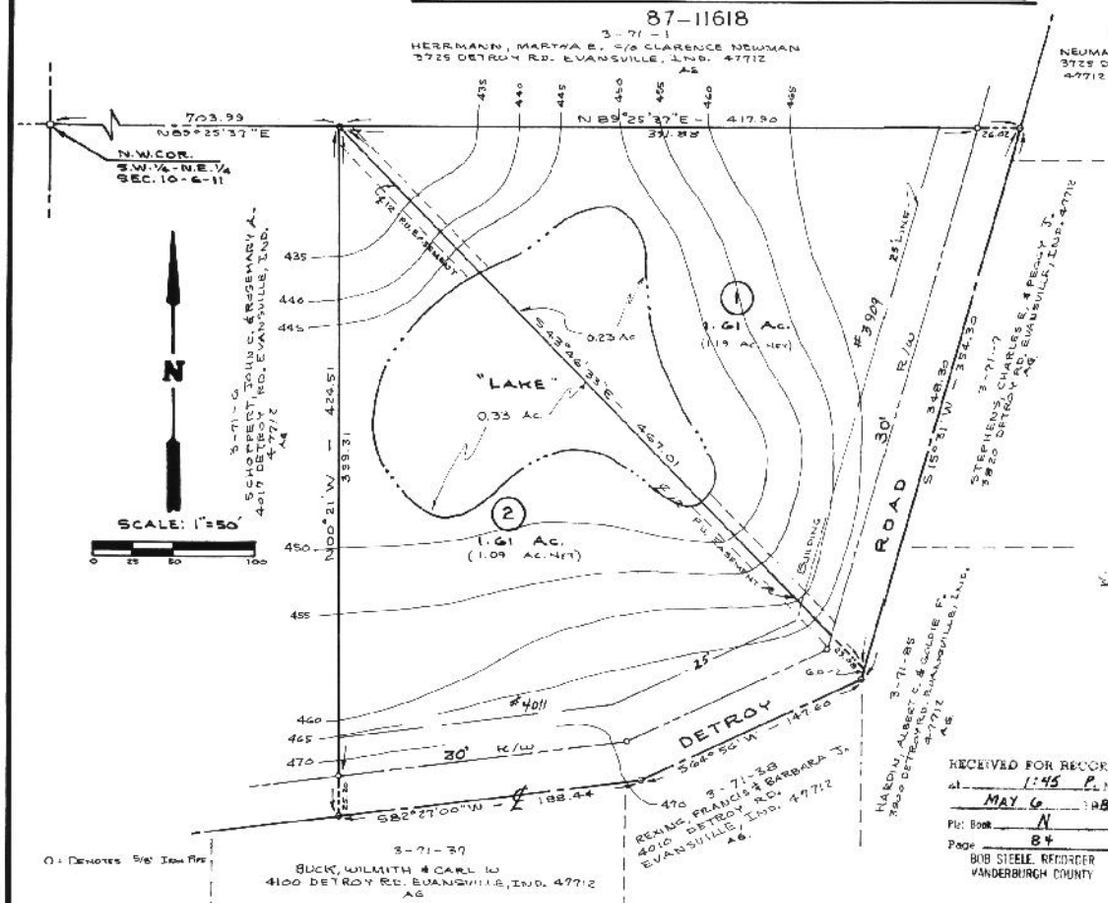
# HALEY - CARDWELL SUB

87-11618




O = Denotes 5/8" Iron Pipe

A subdivision part of the Southwest Quarter of the Northeast Quarter of section Ten(10), Township Six (6) South Range Eleven (11) West in Vanderburgh County Indiana more particularly described as follows:

Beginning at a point on the North line of said Quarter, Quarter section North 89 degrees, 25 minutes and 37 seconds East a distance of 703.99 feet from the Northwest corner of said Quarter, Quarter section, thence continue North 89 degrees, 25 minutes and 37 seconds East along North line of said Quarter, Quarter line for 417.90 feet to the center of Detroy Road, thence along the center of Detroy Road on the following three courses:

South 15 degrees, 51 minutes and 00 seconds West for 354.30 feet.
South 04 degrees, 56 minutes and 00 seconds West for 147.60 feet.
South 82 degrees, 27 minutes and 00 seconds West for 188.44 feet.

Thence North 00 degrees, 21 minutes and 00 seconds West for 424.51 feet to the place of beginning.

The above described real estate is subject to the right-of-way of Detroy Road off the Westerly and Southerly sides and any other rights-of-way and easements of record.

## 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

HALEY - CARDWELL SUB

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.

Timothy L. Cardwell — Marla Cardwell — Michael Haley — Ronda Haley

TIMOTHY L. CARDWELL & MARLA CARDWELL
OWNERS OF LOT 1

MICHAEL HALEY & RONDA HALEY
OWNERS OF LOT 2

## 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 24 day of April, 1987.

David Dean Jackson
Notary Public

DAVID DEAN JACKSON
Printed

My commission expires:
July 10, 1990

Resident of Warrick County

RECEIVED FOR RECORD
at 1:45 P.M.
MAY 6 1987
Plat Book N
Page 84
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
MAY 6 1987 3544
AUDITOR

N-84

## 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 MAY 6, 1987.

Alfred H. Bauer, Jr. — President
Barbara L. Cunningham — Executive Director

Plat Release MAY 6, 1987

Barbara L. Cunningham
Executive Director

## 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.

May 1st 1987
Date

Sam Biggerstaff
Sam Biggerstaff LS
Indiana Reg. No. 9838




VICINITY MAP
No Scale

NOTES: These notes are required by the Area Plan Commission

1. UTILITIES: According to S.I.G. & E. Co. gas and electric power are available at or near the site, City Water is available at the site.
2. ZONING: The zoning for the proposed site and the adjoining parcels is as shown on the plat.
3. FLOOD: According to FIRM Panel 100 of 100 for Vanderburgh County, Indiana, dated March 19, 1982 the proposed site lies outside the 100 year flood plain.
4. SOIL: The soil types for the proposed site are AlB2 (Alford Silt loam), 2 to 6 percent slopes, eroded; WeE2 (Wellston Silt Loam) 18 to 25 percent slopes, eroded.
5. EROSION CONTROL: Soils with slopes of 0% to 5% 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. Soils with 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.
6. OWNERS and DEVELOPERS: Michael & Ronda Haley and Timothy L. & Marla Cardwell. 2181 Maxwell, Evansville, In.
7. SURVEYOR and ENGINEER: Sam Biggerstaff, 1250 Maxwell Av. Evansville, In.