OUR COUNTRY HOME ESTATES

87-14919

LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION EIGHT (8), TOWNSHIP FIVE (5) SOUTH, RANGE TEN (10) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89° 02' EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 298.51 FEET TO AN IRON MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 89° 02' EAST ALONG THE SAID NORTH LINE 23.64 FEET TO AN IRON; THENCE SOUTH 50° 24' EAST 276.90 FEET TO AN IRON; THENCE S 01° 18' WEST 354.10 FEET TO AN IRON; THENCE SOUTH 26° 27' EAST 115.00 FEET TO AN IRON; THENCE SOUTH 41° 36' 54" WEST 559.95 FEET TO AN IRON; THENCE NORTH 00° 10' EAST 664.87 FEET TO AN IRON; THENCE NORTH 11° 44' WEST 286.07 FEET TO AN IRON; THENCE NORTH 80° 46' EAST 216.34 FEET TO AN IRON; THENCE NORTH 43° 45' WEST 84.45 FEET TO AN IRON; THENCE NORTH 31° 21' WEST 13.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.06 ACRES MORE OR LESS

DEDICATION CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY LAY OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS OUR COUNTRY HOME ESTATES. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS NO STRUCTURE PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENT IN IT SHALL BE MAINTANED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESONSIBLE.

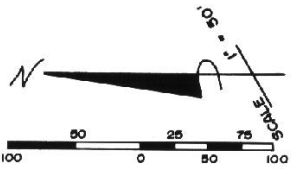
WITNESS OUR HANDS AND SEALS THIS 10th DAY OF June 1987

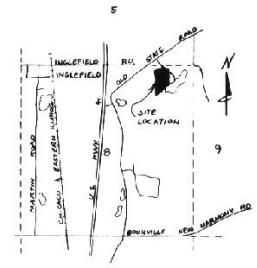
Michael D. Garrett
MICHAEL D. GARRETT (OWNER) Lot 1

Irma J. Garrett
IRMA J. GARRETT (OWNER) Lot 1

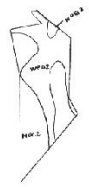
Charles E. Whitten
CHARLES E. WHITTEN (OWNER) Lot 2

Connie L. Whitten
CONNIE L. WHITTEN (OWNER) Lot 2

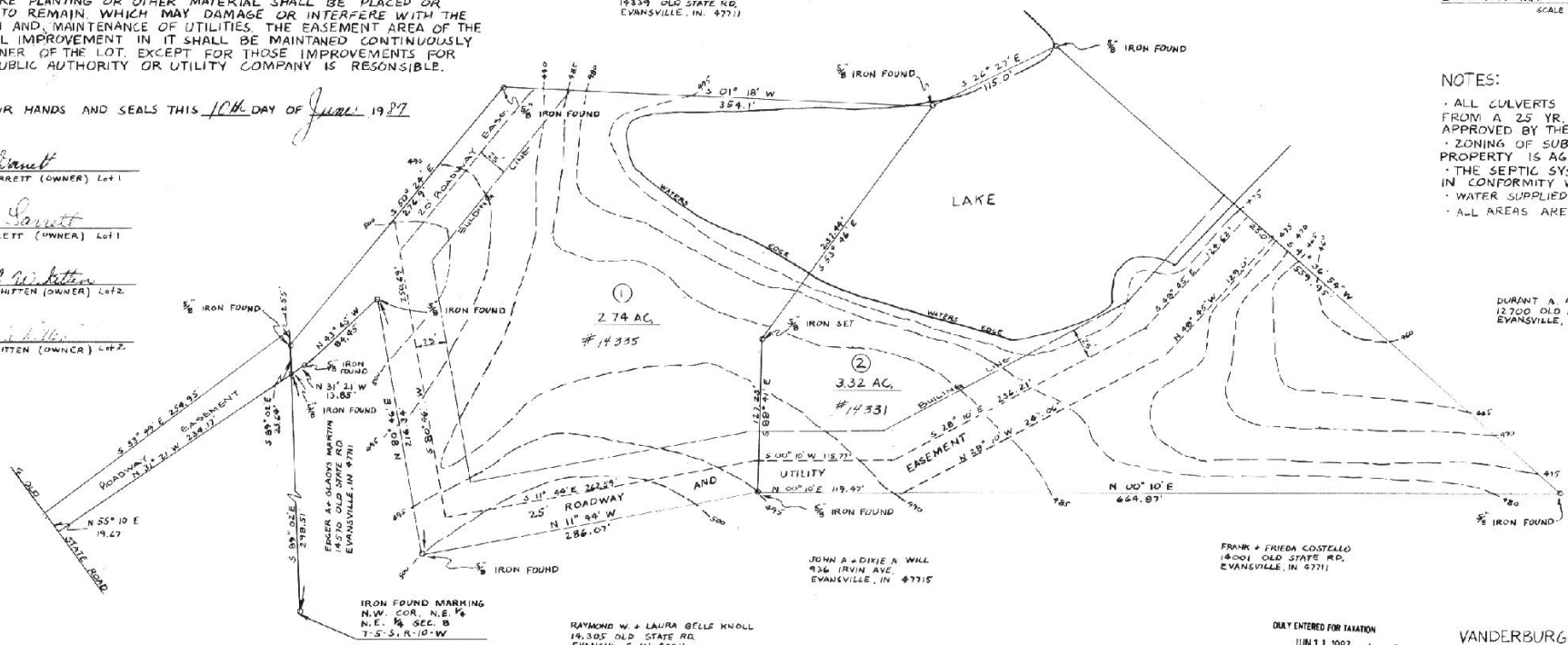




LOCATION MAP
SCALE 1" = 2000'



SOIL SURVEY MAP
SCALE 1" = 400'



NOTES:

- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 2.5.
- WATER SUPPLIED BY THE CITY OF EVANSVILLE, IN.
- ALL AREAS ARE ABOVE 100 YR. FLOOD PLAIN.

TEMPORARY EROSION CONTROL:

SLOPES OF 0% - 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.

SLOPE 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.

ACKNOWLEDGE CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARERED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 10th DAY OF June 1987

Gail A. Ferguson
NOTARY PUBLIC

MY COMMISION EXPIRES May 22 1988

SURVEYORS CERTIFICATE

I, FRED J KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON APRIL 6, 1987, THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

Fred J Kuester
FRED J KUESTER L.S.
IN. REG. NO. S0137

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

N-94

DULY ENTERED FOR TAXATION
JUN 11 1987 4333
Don Murphy
AUDITOR

RECEIVED FOR RECORD
at 3:04 P M
JUNE 11 1987
Plat Book N
Page 94
BOB STEELE, RECORDER
VANDERBURGH COUNTY

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

Wilfred H. Bassett, Jr.
PRESIDENT

JUNE 11, 1987
PLAT RELEASE

Barbara P. Lawrence
DIRECTOR

TOLERANCES (EXCEPT AS NOTED)	REVISIONS NO	DATE	BY
DECIMAL ±	1		
FRACTIONAL ±	2		
ANGULAR ±	3		
	4		
	5		

FRED J. KUESTER
PROFESSIONAL ENGINEER
LAND SURVEYOR

DRAWN BY V.WOLFE | SCALE 1" = 50' | MATERIAL
CHK'D | DATE 5-25-87 | DRAWING NO. 8-5-10
TRACED | APP'D

Axton