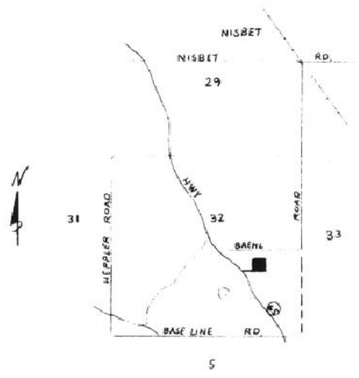
J.O. COURT

87-24267

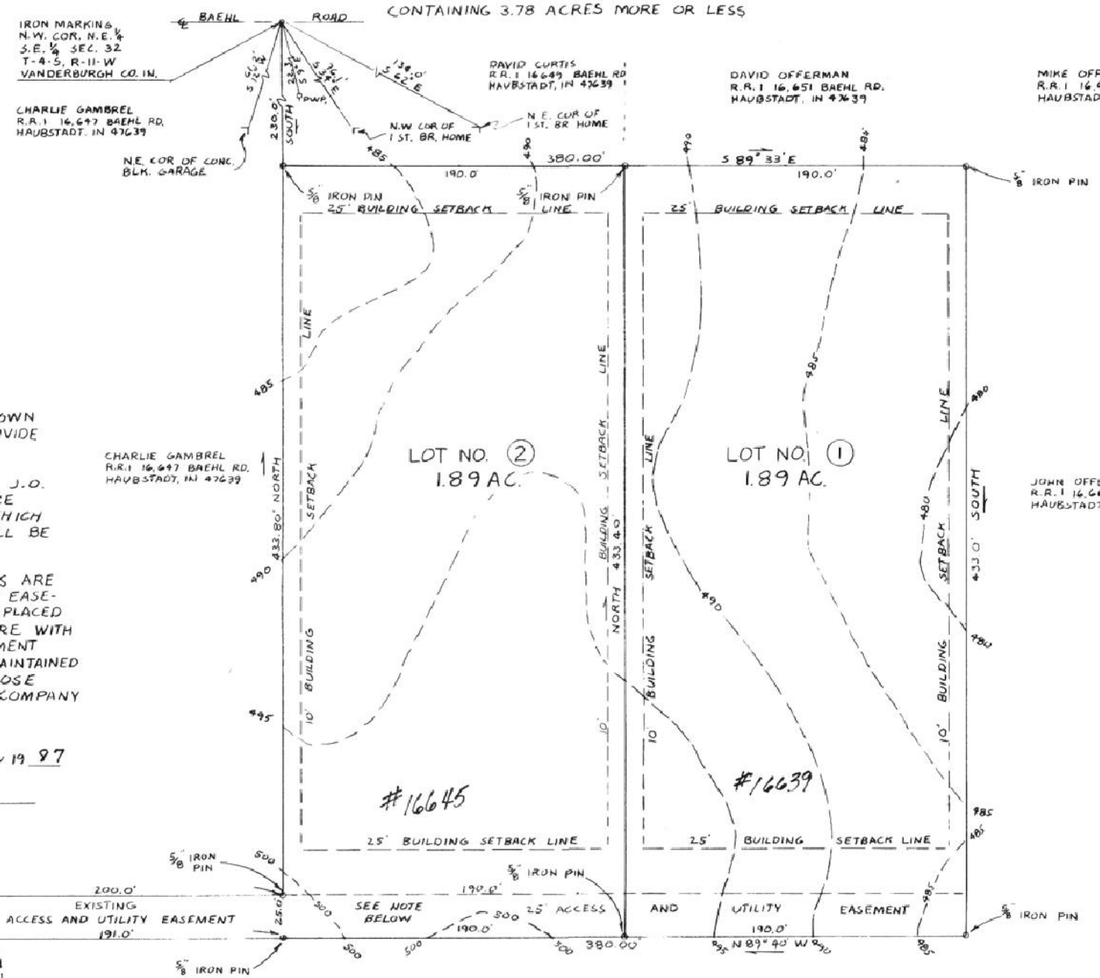
A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION THIRTY-TWO (32), TOWNSHIP FOUR (4) SOUTH, RANGE ELEVAN (11) WEST IN VANDERBURGH COUNTY, INDIANA AND PARTICULARLY DESCRIBED AS FOLLOWS:

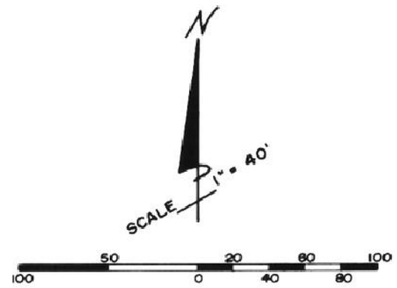
COMMENCING AT AN IRON MARKING THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 230.00 FEET TO AN IRON MARKING THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE SOUTH 89° 33' EAST 380.00 FEET TO AN IRON; THENCE SOUTH AND PARALLEL TO THE WEST LINE OF SAID QUARTER QUARTER SECTION 433.00 FEET TO AN IRON; THENCE NORTH 89°40' WEST 380.00 FEET TO AN IRON ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE 433.80 FEET TO AN IRON AT THE POINT OF BEGINNING.

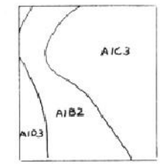
CONTAINING 3.78 ACRES MORE OR LESS



LOCATION MAP
SCALE 1" = 2000'







SOIL SURVEY MAP
SCALE 1" = 200'

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.

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.

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 25.
- WATER SERVICE TO BE SUPPLIED BY GERMAN TWP. WATER DISTRICT

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 J.O. COURT. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY 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 IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 8th DAY OF October 19 87

John Offerman
OWNER
JOHN OFFERMAN

Maythia Offerman
OWNER
MAYTHIA OFFERMAN

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 8th DAY OF October 19, 87

Beverly M. Behme
NOTARY PUBLIC

MY COMMISSION EXPIRES Sept. 23 19, 88

RECEIVED FOR RECORD
at 3:53 P M
OCTOBER 8, 1987
Plat Book N
Page 115
BOB STEELE, RECORDER
VANDERBURGH COUNTY

NOTE:

THE 25' ACCESS AND UTILITY EASEMENT ALONG THE SOUTH SIDE OF LOTS 1 AND 2 OF J.O. COURT SUBDIVISION IS RESERVED FOR THE RIGHTS OF PRIMARY INGRESS / EGRESS AND UTILITY SERVICE. THE PRIMARY 25' EASEMENT SHALL NOT SERVICE MORE THAN ONE RESIDENCE PER LOT IN J.O. COURT SUBDIVISION UNLESS WIDENED TO MINIMUN COUNTY STANDARDS.

DULY ENTERED FOR TAXATION
OCT 8 1987 6658
AUDITOR

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 JULY 9, 1987 THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

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

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

I, FRED J. KUESTER HEREBY CERTIFY THE BUILDING LOCATION ON LOT NO. 1 AND 2 OF J.O. COURT SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN.

VANDERBURGH AREA PLAN COMMISSION

Arthur H. Benn, Jr.
PRESIDENT

OCTOBER 8, 1987
PLAT RELEASE

Barbara L. Cummings
DIRECTOR

TOLERANCES (EXCEPT AS NOTED)	REVISIONS NO.	DATE	BY
DECIMAL ±	1	6-5-87	V.W.
	2	7-9-87	V.W.
FRACTIONAL ±	3	9-25-87	V.W.
ANGULAR ±	4		
	5		

FRED J. KUESTER
PROFESSIONAL ENGINEER
LAND SURVEYOR

DRAWN BY V.WOLFE | SCALE 1" = 40' | MATERIAL
CHK'D | DATE 2-17-87 | DRAWING NO. 33-4-11
TRACED | APP'D | VANDERBURGH

N-115