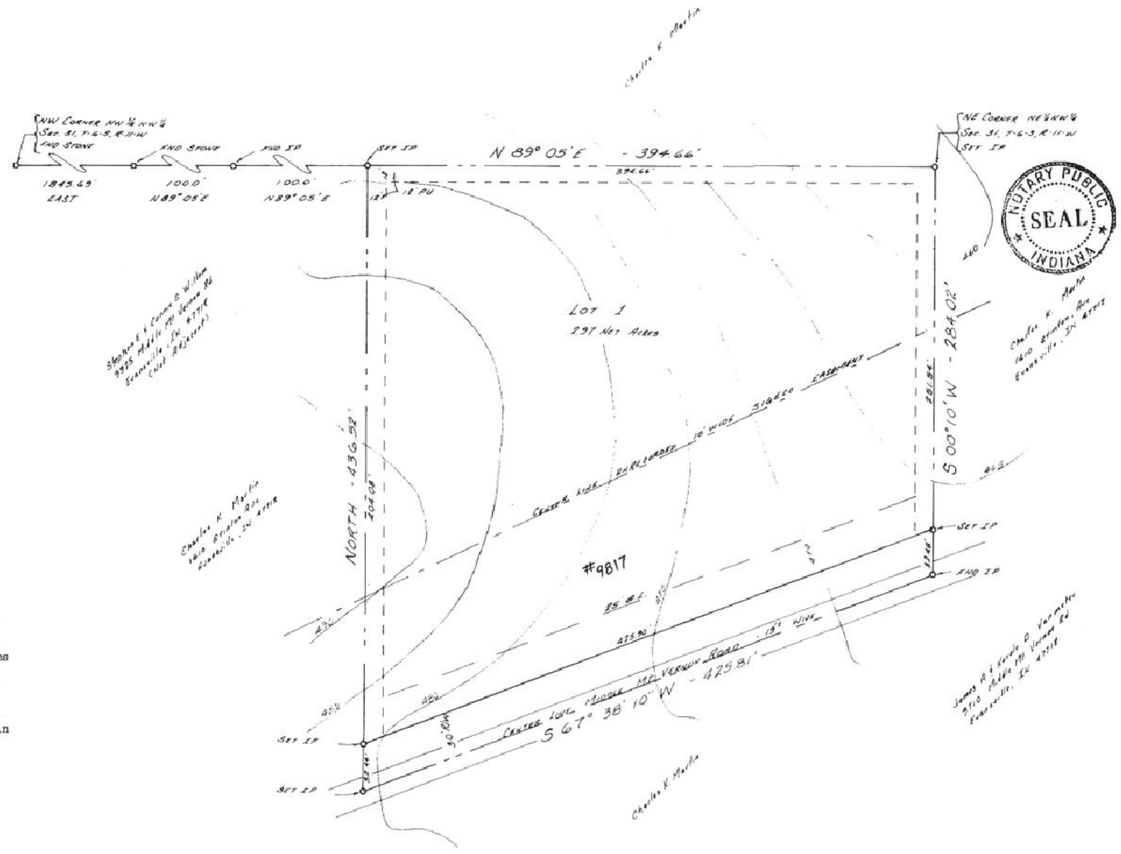
FISHERS ACRES MINOR

87-26154

LEGAL DESCRIPTION

Part of the West one-half of the Northwest Quarter of Section Thirty-one (31), of Township Six (6) South, Range Eleven (11) West, described and bounded as follows:

Commencing at the Northwest Corner of said Quarter Section; thence East.- 1,845.69 feet; thence North 89 Degrees 05 Minutes East - 200.0 feet to the point of beginning of this description: thence North 89 Degrees 05 Minutes East - 394.66 feet; thence South 00 Degrees 10 Minutes West - 284.02 feet; thence South 67 Degrees 38 Minutes 10 Seconds West - 425.81 feet; thence North - 436.52 feet to the point of beginning and containing 3.26 gross acres, more or less.



N

SCALE 1" = 50'

0 25 50 100

DATE: SEPTEMBER 23, 1987

O - SET 1" IRON PIN UNLESS OTHERWISE NOTED

General Notes

1. Owner:

   Developer: Richard A. Fisher, 2267 E. Illinois, Evansville. IN; 812/477-9017

2. Utilities: Perry Township electric and gas are available at the site. Individual water and sewage systems must be in compliance with HSE-25 and each lot must have certified engineered systems approved by the Health Department.

3. Erosion Control: Slopes 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 erosin blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

4. Zoning: The property is zoned Ag.

5. Flood Plain Data: Site is located outside the 100-year flood zone according to Firm Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana. House location to be approved by the Vanderburgh County Building Commissioner.

6. Soil Classification: AlB2 - Alford
   AlC3 - Alford
   Wm - Wilbur
   MuB2 - Muren

7. Encroachment within open drainage channels, underground drainage conduits or designated 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.

8. The parent tract is approximately 40.0 Acres

DULY ENTERED FOR TAXATION

NOV 5 1987 7114

Auditor

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 rights of the public utilities.

Richard A. Fisher — Patricia S. Fisher

RICHARD A. FISHER — PATRICIA S. FISHER

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 5th day of October, 1987.

My Commission expires 1-6-91 — Notary Public

Printed Name

A resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-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 NOVEMBER 5, 1987.

President

Secretary

Plat Release-County Auditors Gerrificate Received. Date NOVEMBER 4, 1987

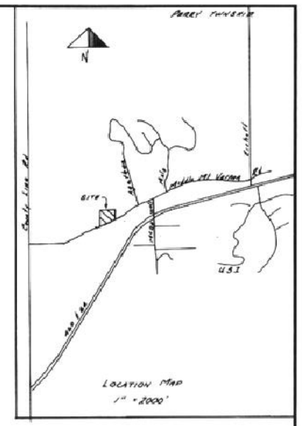
SURVEYOR'S CERTIFICATE

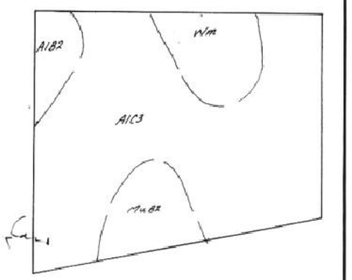
I, Edward J. Bottomley, hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on October 1, 1987; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Edward J. Bottomley

Edward J. Bottomley
Indiana Reg. No. 9848

EDWARD J. BOTTOMLEY REGISTERED NO. 9848 STATE OF INDIANA LAND SURVEYOR





RECEIVED FOR RECORD
9:58 A.
NOVEMBER 5, 87
N
121

N-121

ACCU

SURVEYING AND ENGINEERING

8248 E. HERITAGE DRIVE
EVANSVILLE, INDIANA 47715
TELEPHONE (812) 477-6219