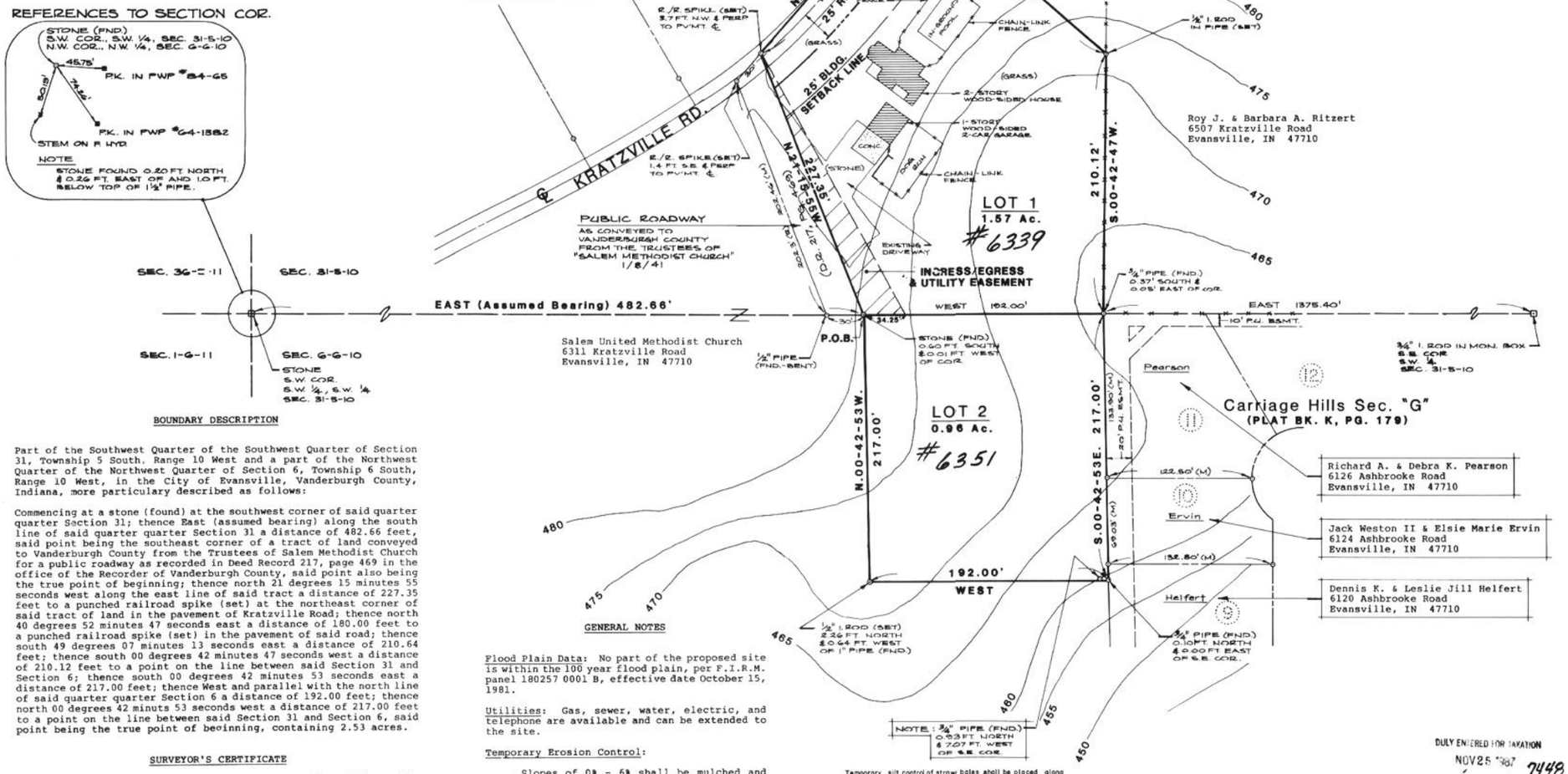
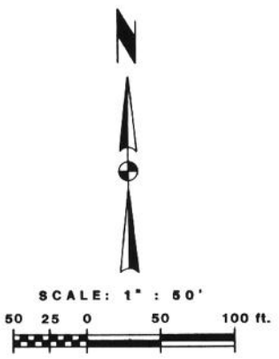
G.L.J. MINOR SUBDIVISION

87-27457







LOCATION MAP
SCALE: 1"= 2000'

REFERENCES TO SECTION COR.

NOTE
STONE FOUND 0.20 FT. NORTH & 0.26 FT. EAST OF AND 1.0 FT. BELOW TOP OF 1½" PIPE.

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 31, Township 5 South, Range 10 West and a part of the Northwest Quarter of the Northwest Quarter of Section 6, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Indiana, more particulary described as follows:

Commencing at a stone (found) at the southwest corner of said quarter quarter Section 31; thence East (assumed bearing) along the south line of said quarter quarter Section 31 a distance of 482.66 feet, said point being the southeast corner of a tract of land conveyed to Vanderburgh County from the Trustees of Salem Methodist Church for a public roadway as recorded in Deed Record 217, page 469 in the office of the Recorder of Vanderburgh County, said point also being the true point of beginning; thence north 21 degrees 15 minutes 55 seconds west along the east line of said tract a distance of 227.35 feet to a punched railroad spike (set) at the northeast corner of said tract of land in the pavement of Kratzville Road; thence north 40 degrees 52 minutes 47 seconds east a distance of 180.00 feet to a punched railroad spike (set) in the pavement of said road; thence south 49 degrees 07 minutes 13 seconds east a distance of 210.64 feet; thence south 00 degrees 42 minutes 47 seconds west a distance of 210.12 feet to a point on the line between said Section 31 and Section 6; thence south 00 degrees 42 minutes 53 seconds east a distance of 217.00 feet; thence West and parallel with the north line of said quarter quarter Section 6 a distance of 192.00 feet; thence north 00 degrees 42 minuts 53 seconds west a distance of 217.00 feet to a point on the line between said Section 31 and Section 6, said point being the true point of beginning, containing 2.53 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, a professional land surveyor licensed in compliance with the laws of the State of Indiana, do hereby certify that this plat correctly represents a true and accurate survey completed by me on January 6, 1987, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal.

James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629
September 21, 1987

GENERAL NOTES

Flood Plain Data: No part of the proposed site is within the 100 year flood plain, per F.I.R.M. panel 180257 0001 B, effective date October 15, 1981.

Utilities: Gas, sewer, water, electric, and telephone are available and can be extended to the site.

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.

Zoning: The proposed site and all adjoining property is zoned R-1.

Temporary silt control of straw bales shall be placed along the east line of the begining of construction and maintained until sod is established.

DULY ENTERED FOR TAXATION
NOV25 1987 7448
AUDITOR

10:29 A.
NOVEMBER 25 87
N
123

N-123

OWNERS' CERTIFICATE

The undersigned Owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designates the same as G.L.J. MINOR SUBDIVISION . The 25 foot wide strip as measured from the pavement centerline of Kratzville Road along the northwest side of Lot 1 is hereby dedicated to the public for roadway purposes. The easement along the west side of Lot 1 is reserved for the rights of primary ingress/egress and utility service to Lots 1 and 2 of this subdivision only.

Gary L. Jeffers, Owner
Gwen L. Jeffers, Owner

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 24th day of November, 1987.

My Commission Expires:
2-10-89

Terry A. Campbell
Notary Public
Terry A Campbell
(Typed or printed name)

Notary resides in Vanderburgh County, Indiana.

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the 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, this plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on NOVEMBER 25, 1987.

President

Plat Release Date NOVEMBER 25, 1987

Barbara L. Cunningham
Director
Barbara L. Cunningham
Director

87-1508-4