RIX – L & N SUBDIVISION

87-28916

A Subdivision of part of the South Half of the Northwest Quarter of Section Twenty (20) Township Six (6) South, Range Eleven (11) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of Old Orchard Trail which is located by commencing at the Southwest corner of said half quarter section; thence North 01 degree, 07 minutes, and 02 seconds East along the West line of said half quarter section for 481.89 feet; thence North 75 degrees, 50 minutes, and 03 seconds East for 632.40 feet to the Northwest corner of Lot 3 in Old Orchard Trail Subdivision, as per plat thereof, recorded in Plat Book "L" page 173 in the office of the Recorder of Vanderburgh County, Indiana; thence continue North 75 degrees, 50 minutes, and 03 seconds East along the North line of said Lot 3 for 171.19 feet to the beginning of a 8.58418 degree curve to the right; thence in a Easterly direction along the arc of said curve and the North line of said Lot 3 and the North line of Lot 2 in said subdivision for 247.14 feet to the end of said curve; thence South 82 degrees, 57 minutes, and 04 seconds East along the North line of Lot 2 and Lot 1 in said Subdivision in the center of Old Orchard Trail for 460.56 feet to the place of beginning; from said place of beginning thence North 04 degrees, 08 minutes, and 25 seconds West for 387.11 feet to a point on the Southerly right-of-way of the Seaboard System Railroad (formerly the Louisville and Nashville Railroad); thence South 56 degrees, 41 minutes and 12 seconds East along said right-of-way for 732.46 feet to a point in the center of Peerless Road; thence South 73 degrees, 14 minutes, and 16 seconds West along the center of said road for 38.10 feet; thence South 59 degrees, 50 minutes, and 16 seconds West along the center of said road for 66.55 feet to the center of Old Orchard Trail; thence North 82 degrees, 57 minutes, and 04 seconds West along Old Orchard Trail for 302.07 feet to the Northeast corner of Lot 1 in said Old Orchard Trail Subdivision; thence continue North 82 degrees, 57 minutes and 04 seconds West along the North line of said Lot 1 in said Subdivision for 191.79 feet to the place of beginning and containing a gross area of 2.89 acres, more or less.

A strip of land Twenty-Five (25) feet in width is reserved off the South side of the above described real estate for Old Orchard Trail AS SET OUT IN BRIARPATCH SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK M, PAGE 123, IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; A STRIP OF LAND THIRTY (30) FEET IN WIDTH OFF THE SOUTHEAST SIDE THEREOF FOR PEERLESS ROAD

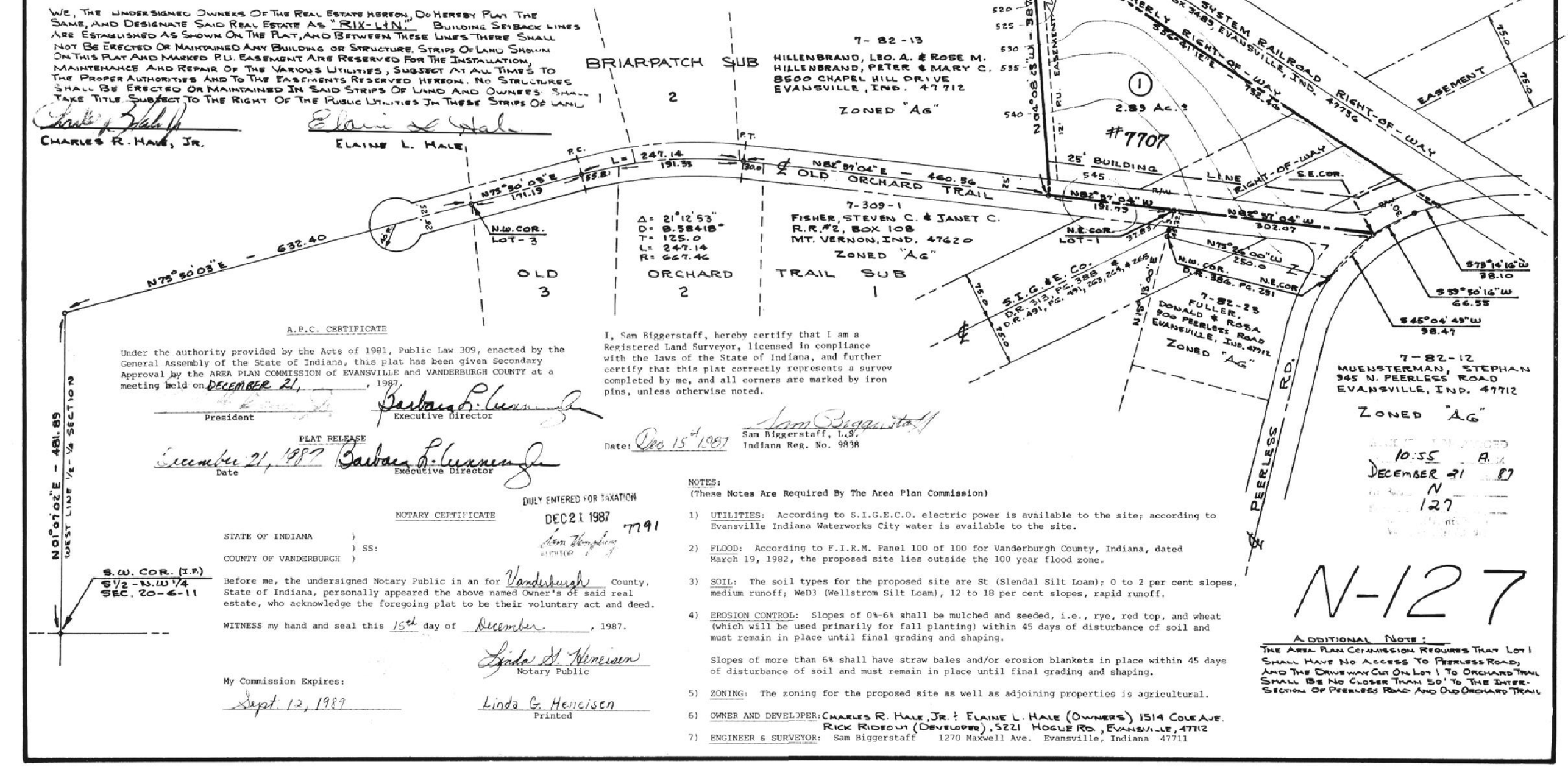
A strip of land Twenty-five (25) feet in width lying South of and adjoining the West 191.79 feet of the above described real estate is set out in the plat of Old Orchard Trail Subdivision for a roadway easement to Peerless Road.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE HEREON, DO HEREBY PLAT THE SAME, AND DESIGNATE SAID REAL ESTATE AS "RIX-L+N." BUILDING SETBACK LINES ARE ESTABLISHED AS SHOWN ON THE PLAT, AND BETWEEN THESE LINES THERE SHALL NOT BE ERECTED OR MAINTAINED ANY BUILDING OR STRUCTURE. STRIPS OF LAND SHOWN ON THIS PLAT AND MARKED P.U. EASEMENT ARE RESERVED FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF THE VARIOUS UTILITIES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS RESERVED HEREON. NO STRUCTURES SHALL BE ERECTED OR MAINTAINED IN SAID STRIPS OF LAND AND OWNERS SHALL TAKE TITLE SUBJECT TO THE RIGHT OF THE PUBLIC UTILITIES IN THESE STRIPS OF LAND

Charles R. Hale, Jr.
CHARLES R. HALE, JR.

Elaine L. Hale
ELAINE L. HALE



A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 309, enacted by the General Assembly of the State of Indiana, this plat has been given Secondary Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on DECEMBER 21, 1987.

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE

December 21, 1987
Date

Barbara L. Cunningham
Executive Director

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public in an for Vanderburgh County, State of Indiana, personally appeared the above named Owner's of said real estate, who acknowledge the foregoing plat to be their voluntary act and deed.

WITNESS my hand and seal this 15th day of December, 1987.

Linda G. Henneisen
Notary Public

My Commission Expires:
Sept. 12, 1989

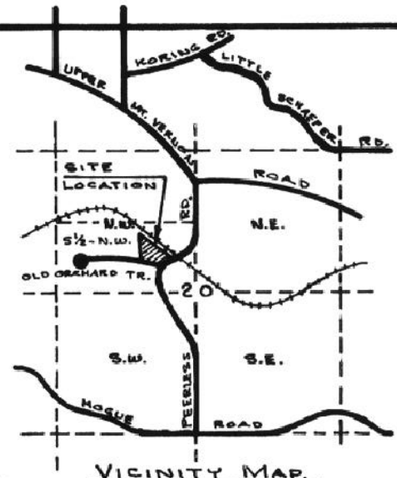
Linda G. Henneisen
Printed

DULY ENTERED FOR TAXATION
DEC 21 1987
7791
AUDITOR

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 all corners are marked by iron pins, unless otherwise noted.

Date: Dec 15th 1987

Sam Biggerstaff
Sam Biggerstaff, L.S.
Indiana Reg. No. 9838



VICINITY MAP
SCALE: 1"=2000

SCALE: 1"=100'
0 50 100 200

O= DENOTES 5/8" IRON PIPE

NOTES:
(These Notes Are Required By The Area Plan Commission)

1) UTILITIES: According to S.I.G.E.C.O. electric power is available to the site; according to Evansville Indiana Waterworks City water is available to the site.

2) FLOOD: According to F.I.R.M. Panel 100 of 100 for Vanderburgh County, Indiana, dated March 19, 1982, the proposed site lies outside the 100 year flood zone.

3) SOIL: The soil types for the proposed site are St (Slendal Silt Loam); 0 to 2 per cent slopes, medium runoff; WeD3 (Wellstrom Silt Loam), 12 to 18 per cent slopes, rapid runoff.

4) 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.

5) ZONING: The zoning for the proposed site as well as adjoining properties is agricultural.

6) OWNER AND DEVELOPER: CHARLES R. HALE, JR. & ELAINE L. HALE (OWNERS) 1514 COLE AVE. RICK RIDEOUT (DEVELOPER). 5221 HOGUE RD., EVANSVILLE, 47712

7) ENGINEER & SURVEYOR: Sam Biggerstaff 1270 Maxwell Ave. Evansville, Indiana 47711

10:55 A.
DECEMBER 21 87
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ADDITIONAL NOTE:
THE AREA PLAN COMMISSION REQUIRES THAT LOT 1 SHALL HAVE NO ACCESS TO PEERLESS ROAD, AND THE DRIVEWAY CUT ON LOT 1 TO ORCHARD TRAIL SHALL BE NO CLOSER THAN 50' TO THE INTERSECTION OF PEERLESS ROAD AND OLD ORCHARD TRAIL