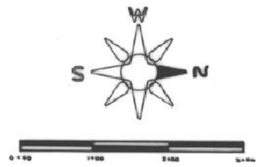
CHAR- LOTS SUBDIVISION

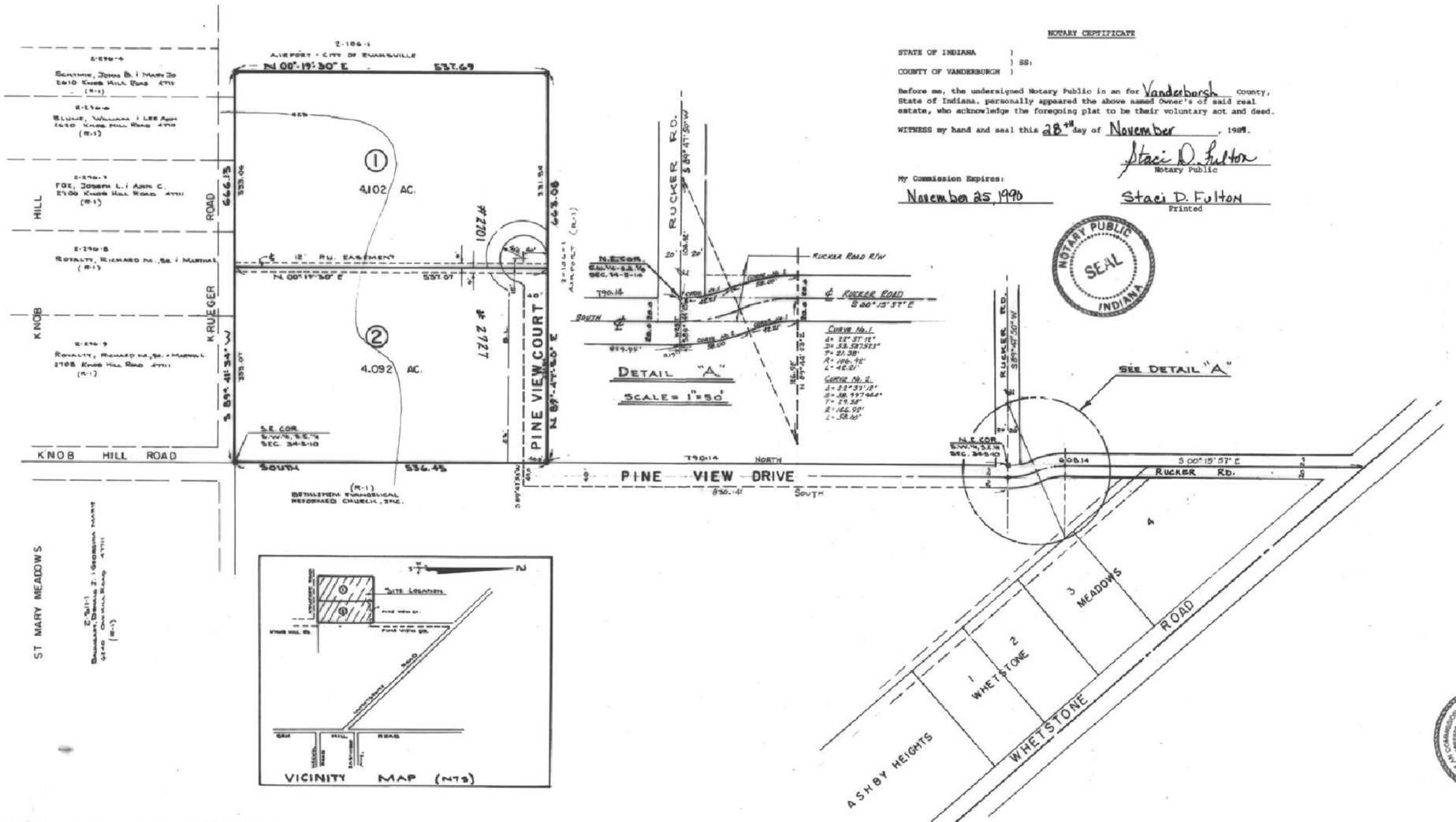
89-23298
RECEIVED FOR RECORD
at 9:38 A.M.
Dec. 7 89
Plat Book N
Page 200
RECORDER
VANDERBURGH COUNTY

N-200

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
DEC 7 1989
AUDITOR
6588

Part of the Southwest Quarter of the Southeast Quarter of Section Thirty-four (34), Township Five (5) South, Range Ten (10) West lying in Vanderburgh County Indiana, and more particularly described as follows: Beginning at the Southeast corner of said quarter, quarter section; thence South 89 degrees, 41 minutes, 34 seconds West along the South line of said quarter, quarter section for 666.13 feet; thence North 00 degrees, 19 minutes, 30 seconds East for 537.69 feet; thence North 89 degrees, 47 minutes, 50 seconds East for 663.08 feet to a point on the East line of said quarter, quarter section, thence South along said East line for 536.45 feet to the place of beginning.





OWNERS CERTIFICATE

I, the undersigned owners of the real estate shown hereon, do hereby plat the same and designate said real estate as CHAR-LOTS. The right-of-way for Pineview Court & Pineview Dr. as shown hereon is hereby dedicated to the public. Building lines are established as shown on the plat, and between these lines and the street right-of-way, there shall not be erected or maintained any building or structure. P.U. EASEMENT marked on this plat is reserved for the installation, maintenance and repair of various utility services and subject to all times to the proper authorities and to the easement hereon reserved. No building or structures shall be erected or maintained in said P.U. EASEMENT and owner shall take title subject to the right of public utilities. A Covenant, as required by the Indiana Department of Transportation, has been recorded on October 27, 1984, in Miscellaneous Drawer 3, Card 2195 in the Office of the Recorder of Vanderburgh County, Indiana, states: It is understood by the owners' successors in interest that the above described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and take-off of aircraft may generate high noise levels. Therefore, in consideration of the issuance by the Indiana Department of Transportation of a permit pursuant to Indiana Code 8-21-10-3-b to construct a residential building or other building designed for noise sensitive used on said real property in accordance with the terms or owner's application, owner(s) hereby covenant that they shall not initiate or support action in any court or before any governmental agency if the purpose of the action is to interfere with, restrict, or reduce the operation of the airport or the use of the airport by any aircraft. Owners further covenant that they shall not protest or object to the operation of the airport of the landing or take-off of aircraft before any court or agency of government. The covenants contained herein shall run with the land and shall be binding upon the owners and successors, and assigns.

Donald L. DeWig
DONALD L. DEWIG

Charlotte A. DeWig
CHARLOTTE A. DEWIG

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 28th day of November, 1989.

Staci D. Fulton
Notary Public

My Commission Expires:
November 25, 1990

Staci D. Fulton
Printed

NOTARY PUBLIC SEAL INDIANA

NOTES: These notes are required by the Area Plan Commission.

1. UTILITIES: Water service is available at site according to the Engineering Dept. of the City Water Dept. Gas and electric service are available at the site according to S.I.G. & E. Co. Sanitary sewer is available to the site.
2. FLOOD: This site lies outside the 100 year flood according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
3. SOIL: HOB2: Hosmer Silt Loam, 2 to 6% slopes, eroded, medium run-off and very slowly permeable fragipan. Wa: Wakeland Silt Loam, 0 to 2% run-off.
4. ZONING: The zoning at this site and the adjoining properties is agricultural.
5. SLOPES OF 0% - 6% shall be mulched and seeded, i.e., rye, red top, 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.
6. OWNER AND DEVELOPER: Don & Charlotte DeWig, 6800 Whetstone Road, Evansville, Indiana 47711
7. ENGINEER AND SURVEYOR: Sam Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana 47711.

DESCRIPTION OF PINE VIEW DRIVE. A PART OF THE SOUTHEAST QUARTER OF SECTION 34, T5S, R10W, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF THE SW¼ OF THE SE¼ OF SAID SECTION 34; THENCE, NORTHWESTERLY ALONG THE ARC OF A 53.387823 DEGREE CURVE TO THE LEFT FOR 42.21 FEET TO THE END OF SAID CURVE; THENCE ALONG THE ARC OF A 38.997464 DEGREE TO THE RIGHT FOR 58.00 FEET TO THE END OF SAID CURVE; THENCE, N 89°44'03" E FOR 40.00 FEET; THENCE ALONG THE ARC OF A 53.387823 DEGREE CURVE TO THE LEFT AND IN A SOUTHEASTERLY DIRECTION FOR 42.21 FEET TO THE END OF SAID CURVE; THENCE ALONG THE ARC OF A 38.997464 DEGREE TO THE RIGHT FOR 58.00 FEET TO END OF SAID CURVE; THENCE, SOUTH FOR 530.14 FEET; THENCE S89°47'50"W FOR 40.00 FEET; THENCE NORTH FOR 530.14 FEET TO THE PLACE OF BEGINNING.

THE ABOVE DESCRIBED PINE VIEW DRIVE IS A PUBLIC RIGHT-OF-WAY TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNERS AND OWNERS OF LOT 1 AND LOT 2 IN CHAR-LOTS SUBDIVISION.

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with 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.

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

Date: Nov. 28, 1989

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law No. 309, and 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 Nov. 1, 1989.

Alfred H. Bauer, Jr.
President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: Dec 7, 1989

Barbara L. Cunningham
Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL