VAN'S SUBDIVISION

REPLAT PART OF LOT 2

SCALE: 1" : 100'

100 50 0 100 200 ft.

90-06789

RECEIVED FOR RECORD
at 11:35 A.M.
APRIL 9 1990
Plat Book O
Page 8
BOB STEELE, RECORDER
VANDERBURGH COUNTY

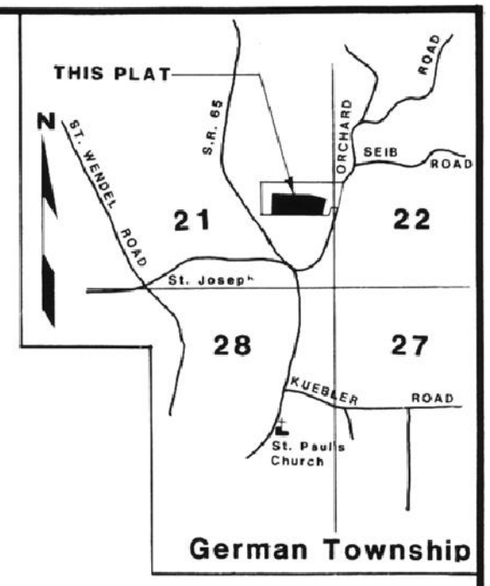
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 05 1990

AUDITOR

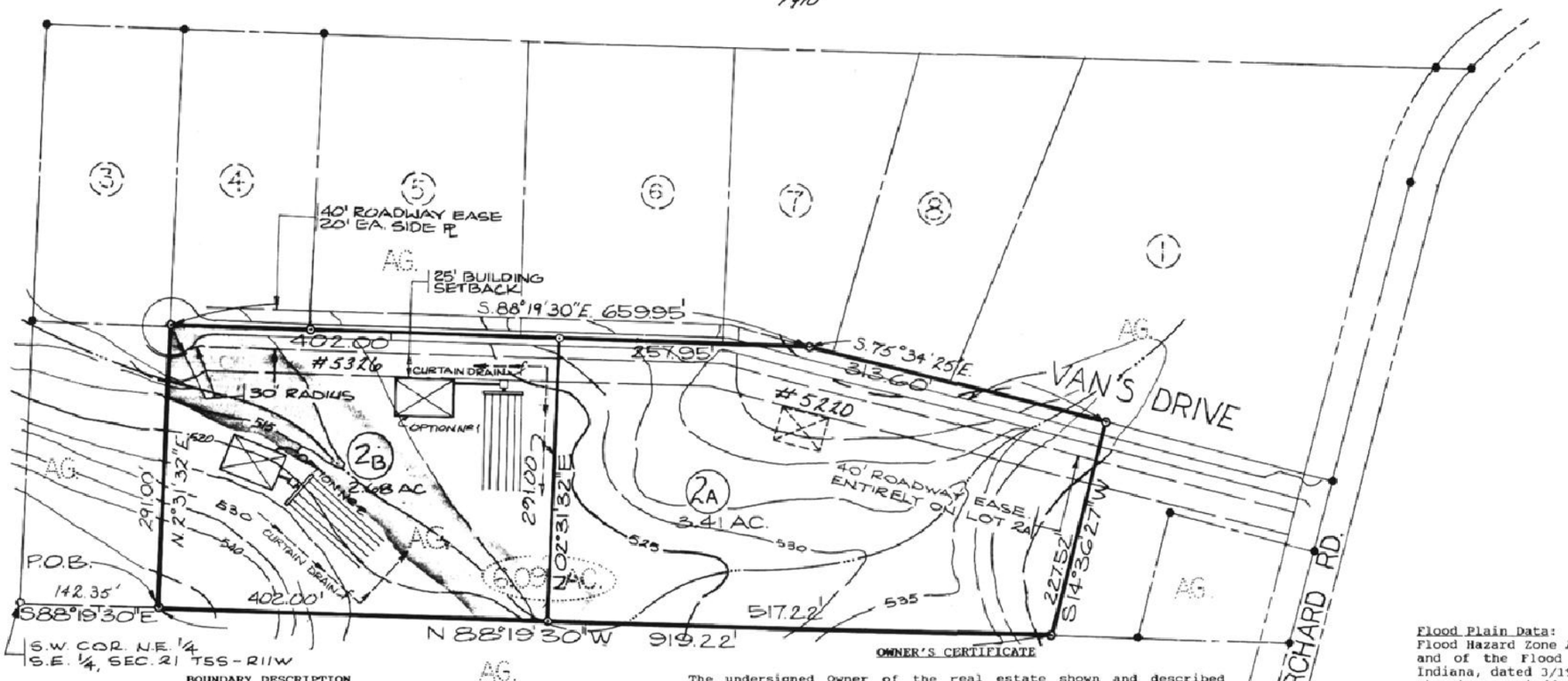
1910

0-8



LOCATION MAP

SCALE: 1":2000'



BOUNDARY DESCRIPTION

Part of Lot 2 of Van's Subdivision, as per plat thereof recorded in Plat Book 'L', page 147 in the office of the Recorder of Vanderburgh County, Indiana, lying in part of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, Vanderburgh County, Indiana: and more particularly described as follows:

Commencing at the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 21, Township 5 South, Range 11 West, said point also being the southwest corner of said Lot 2; thence south 88 degrees 19 minutes 30 seconds east along the south line of Lot 2 a distance of 142.35 feet to the point of beginning; thence north 02 degrees 31 minutes 32 seconds east 291.00 feet to a point on the north line of said Lot 2; thence south 88 degrees 19 degrees 30 minutes east a distance of 659.95 feet; thence south 75 degrees 34 minutes 25 seconds east along the north line of said Lot 2 a distance of 313.60 feet; thence south 14 degrees 36 minutes 27 seconds west a distance of 227.52 feet to a point on the south line of said Lot 2; thence north 88 degrees 19 minutes 30 seconds west along said line 919.22 feet to the point of beginning, containing 6.09 acres.

Subject to an easement for Van's Drive as shown hereon.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, hereby certify that I a 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 on April 28, 1986, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 5th day of April, 1990.

JAMES Q. MORLEY REGISTERED No. 12629 STATE OF INDIANA LAND SURVEYOR

James Q. Morley

James Q. Morley, L.S.
Indiana Registration No. 12629

OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as VAN'S SUBDIVISION-REPLAT PART OF LOT 2. All road easements shown are reserved for ingress/egress and utility services in severalty to the various owners of land within this subdivision affected by said easements as their respective interests may appear. Roads are to be maintained by the owners of the lots. Drainage easements may be surface or subsurface.

Debra Jean VanBibber, Owner
5049 Orchard Road
Evansville, IN 47712

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 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 4th day of April, 1990.

My Commission Expires:
2-10-93

Terry A. Campbell
Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

TERRY A. CAMPBELL
(typed or printed name)

OFFICIAL SEAL NOTARY PUBLIC VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

GENERAL NOTES

Flood Plain Data: A portion of this plat lies within the Special Flood Hazard Zone A as shown on Community Panel No. 180256 0075 B and of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated 3/19/82. The affected area is denoted hereon. No structures shall be constructed within that area unless permission is obtained from the Federal Emergency Management Agency and the local building officials.

Utilities: Municipal water are available at the site.

Temporary Erosion Control: (during construction)

- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat within 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and 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.

Sewage disposal systems shall be kept out of flood plain.

ROADWAY AGREEMENT

All parties are subject to a road agreement for maintenance of the private road as recorded in Miscellaneous Drawer 2, Card 3627 in the office of the Recorder of Vanderburgh County, Indiana.

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 JAN. 2, 1990.

President

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: APRIL 9, 1990

Barbara L. Cunningham
Executive Director

For easement Applying to Lot 28
See Deed Drawer 10 card 10358

89-493-1B