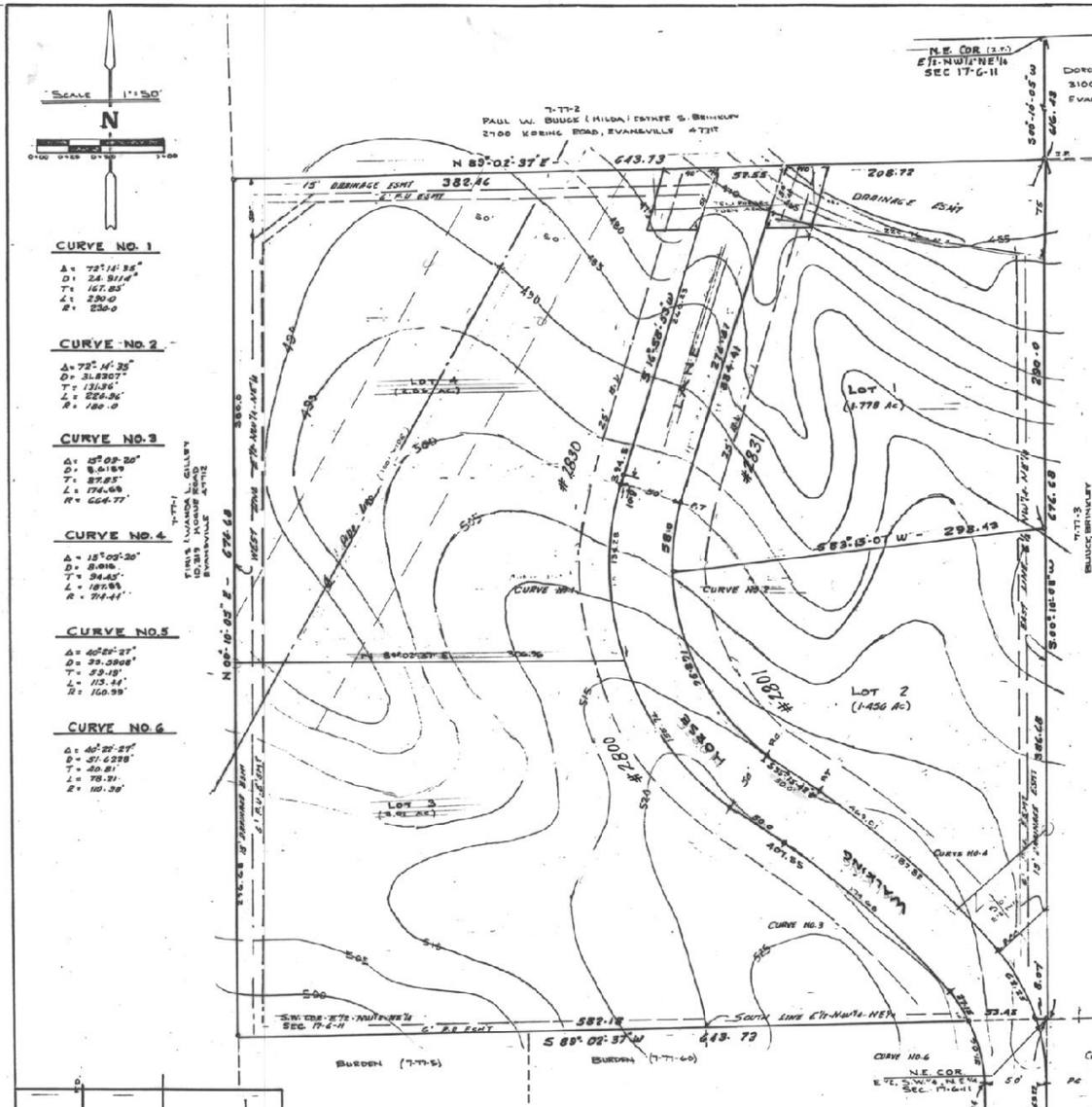
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RECEIVED FOR RECORD
at 1:14 P M.
AUGUST 1 1990
Plat Book O
Page 18
BOB STEELE, RECORDER
VANDERBURGH COUNTY

0-18

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 01 1990
AUDITOR
4285

AUTUMN HILLS





Primary road construction plans have been approved by the County Comission on July 12, 1990

Drainage plans have been approved by Vanderburgh County Drainage Board on July 3, 1989

NOTES

1.) Flood Data: According to FIRM Panel 75 of 100 for Vanderburgh County, Indiana, dated March 19, 1982, the subject property lies outside of the 100 year flood plain.

2.) SOIL TYPE & EROSION CONTROL: The soil types for the subject site are Wellesten Silt Loam (WeE2) with slopes from 18 to 25% and Hosmer Silt Loam (HoB2) with 2 to 6% slopes. 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 5 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.

3.) UTILITIES: According to S.I.G. & E. Co., electric power is available to the proposed site; according to the Evansville Sewer and Water Utility Department there is a 12" water line along Koring Road, accessible to the proposed site. Since no sanitary sewer is available, a certified septic system will be utilized.

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

5.) OWNERS & DEVELOPERS: Dewey J. Burden and Charlcie M. Burden, 3517 Still Meadow Court, Evansville, Indiana, 47712. 812-426-1921

6.) ENGINEER AND SURVEYOR: San Biggerstaff, 1270 Maxwell Avenue, Evansville, Indiana, 47711. Indiana Registration Number 9838 L.S.

7) TURN AROUND IS TEMPORARY & UNNECESSARY UNTIL FURTHER EXPANSION OF ROAD

A subdivision of part of the East Half of the Northwest Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 11 West in Vanderburgh County, Indiana, described as follows:

Beginning at a point on the East line of said half, quarter, quarter section which lies South 00 degrees, 10 minutes, 05 seconds West a distance of 616.43 feet from the Northeast corner thereof; from said place of beginning continue South 00 degrees, 10 minutes, 05 seconds East, along the said East line, for 676.68 feet to the southeast corner thereof; thence South 89 degrees, 02 minutes, 37 seconds West, along the South line thereof for 643.73 feet to the Southwest corner thereof; thence North 00 degrees, 10 minutes, 05 seconds West for 676.68 feet; thence North 89 degrees, 02 minutes, 37 seconds East for 643.73 feet to the place of beginning. The above described real es subject to a pipeline easement as shown hereon. Containing 9.73 acres

ALSO:

That part of the East Half of the Southwest Quarter of the Northeast Quarter of Section 17, Township 6 South, Range 11 West described as follows:

Beginning at the Northeast corner thereof thence South 00 degrees, 10 minutes, 05 seconds West, along the East line thereof for 663.22 feet to the center of Koring Road; thence South 68 degrees, 54 minutes, 47 seconds West along the center of Koring Road for 26.77 feet; thence South 58 degrees, 54 minutes, 12 seconds West along the center of said road, for 29.29 feet; thence North 00 degrees, 10 minutes, 05 seconds East, parallel to the East line of said Half, Quarter, Quarter Section for 837.14 feet to the P.C. of a 51.6228 degree curve to the left; thence in a Northwesterly direction, along the arc of said curve, for 51.06 feet to a point on the North line of said Half, Quarter, Quarter Section; thence North 89 degrees, 02 minutes, 37 seconds East, along the said North line, for 61.55 feet to the place of beginning. Containing .89 acres ±

OWNER CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide the subject real estate and designate the same as Autumn Hills. Buildings setback lines are established as shown on the plat. No buildings shall be erected or maintained between the building line and property line. Strips of land of the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public Utilities for the installation of water, sewer, and gas lines and electric, telephone and cable television overhead and underground. No structures other than utility structures shall be erected or maintained on said strips of land. Drainage Easements shown on the plat shall be for drainage purposes and no structures, shrubs, trees or fences shall be erected or maintained within these easements. These easements shall be maintained as grass areas, free of debris, by the owners of the property on which they are located. Owners of lots shall take title subject to the rights of the proper authorities in said strips of land. All street rights-of-way shown on this plat and not heretofore dedicated are hereby declared as easements for the common use of "Autumn Hills" home owners, tenants, and guests thereof, and also, for use by all Governmental Agencies or their assigns for rendering of Governmental Services (including, but not limited to Fire and Police protection) and also, as easements for drainage and for the use of Public Utilities for the installation and maintenance Utility services (including but not limited to water, sewer, electric, gas, telephone and cable television service and mains, ducts, lines and wires thereof), subject to all times to the proper authorities. However, where utilities are installed or maintained after said streets are constructed, any damage thereto shall be repaired by the entity causing said damage. All streets, bearing above shown WALKING MOSS LANE, IS DEDICATED FOR THE PUBLIC USE

All easements created by this plat in favor of Governmental Agencies or Public Utilities shall also accrue to any private contractor or entities installing, maintaining or owning any said facilities.

Dewey J. Burden — DEWEY J. BURDEN
Charlcie M. Burden — CHARLCIE M. BURDEN

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared the above signed owners and subdividers of the real estate described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this 18th day of August, 1989.

Staci D. Fulton
Notary Public
STACI D. FULTON
Printed

My commission expires:
November 25, 1990
Resident of Vanderburgh County

NOTARY PUBLIC SEAL INDIANA

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 CO. ON AUGUST 2, 1989.

Alfred H. Bauer, Jr.
President

Barbara L. Cunningham
Executive Director

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

Plat Release AUGUST 1, 1990
Executive Director Barbara L. Cunningham

SURVEYORS CERTIFICATE

I, San Biggerstaff, HEREBY CERTIFY THAT I AM 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, AND THAT ALL MONUMENTS SHOWN, EXIST AT LOCATIONS AS NOTED.

DATE August 18, 1989
San Biggerstaff

SAN BIGGERSTAFF — No. 9838 — STATE OF INDIANA — LAND SURVEYOR

17-6-11