SCOTTY PINES SUBDIVISION

N.W.COR.
S½-N.W.¼
SEC. 24-T5-R11

S89°55'44"E - 891.70

S20°58'30"E 379.0

S26°07'30"E 383.73

2-182-40

BERT JR. & SHIRLEY LEE NEUBER
2123 ORCHARD RD. EVANSVILLE, IND. 47720

ZONED A.G.

IRON PIN

N83°56'00"E - 451.54

12' P.U.E. & DRAINAGE EASEMENT

IRON PIN

30.0

IRON PIN

1

2.577 Ac.

25' BUILDING LINE

30' RIGHT-OF-WAY

ORCHARD ROAD #2015

N51°29'30"W - 556.18

SHIRLEY LEE NEUBER, JUDITH A. MOLL, & BETTY L. KRIETEMEYER
823 W. MILL RD. EVANSVILLE, IND. 47710
2-182-20

IRON PIN

30.0

N26°00'00"W - 193.0

IRON PIN

IRON PIN

150.0

P.U.E. & DRAINAGE EASEMENT

S11°00'00"E - 544.20

NORFOLK SOUTHERN CORP. - SOUTHERN RAILWAY SYSTEM
(VACATED)

RIGHT-OF-WAY

0-57

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 01 1991 7670
AUDITOR

at 12:31 PM
OCT 1 1991
Plat D
Page 57
91-22879

SCALE: 1"=50'
0 25 50 100

N

DESCRIPTION

A part of the South Half of the Northwest Quarter of Section 24, Township 5 South, Range 11 West lying in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of the South half of the Northwest Quarter of Section 24, Township 5 South, Range 11 West, thence South 89 degrees 55 minutes and 44 seconds East along the North line of said Half Quarter for 891.70 feet to the Centerline of Orchard Road, thence South 20 degrees 58 minutes and 30 seconds East along the Centerline of Orchard Road for 379.00 feet, thence South 26 degrees, 07 minutes and 30 seconds East along the Centerline of Orchard Road for 383.73 feet to the place of beginning, thence North 83 degrees 56 minutes and 00 seconds East for 451.54 feet to a point on the West right-of-way of the C.S.X. Railroad, thence South 11 degrees, 00 minutes and 00 seconds East along said right-of-way for 544.20 feet to the Centerline of Orchard Road, thence North 40 degrees, 00 minutes and 00 seconds West along the Centerline of Orchard Road for 183.00 feet, thence North 51 degrees, 29 minutes and 30 seconds West along the Centerline of Orchard Road for 556.18 feet to the place of beginning and containing a gross area of 2.577 acres.

Subject to a 30.0 foot right-of-way off the Southwest side of the above described real estate for Orchard Road,
Also subject to all other rights-of-way and easements of record.

OWNERS CERTIFICATE

The undersigned owners of the real estate shown and described herein, do hereby lay-off, plat and subdivide said real estate, as shown, and designateit as Scotty Pines Subdivision.

Berthold Neuber
BERTHOLD NEUBER

Shirley L. Neuber
Shirley L. Neuber

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public for VANDERBURGH County, State of Indiana personally appeared the above signed owner of the real estate shown an described hereon and the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 17th day of September 1991.

My commission expires: June 9, 1992

Lucille V. Biggerstaff
Notary Public

Lucille V. Biggerstaff
Printed

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 OCTOBER 1, 1991.

PRESIDENT Alfred H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara L. Cummings

PLAT RELEASE OCTOBER 1 1991

EXECUTIVE DIRECTOR Barbara L. Cummings

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

SURVEYORS CERTIFICATE

I, Sam 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 19, 1991

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

Sam Biggerstaff L.S.
Sam Biggerstaff In. Reg. No. 9838

NOTES:

FLOOD DATA:
The Subject site lies outside of the 100 year flood zone according to FIRM Panel 25 of 100, dated August 5, 1991, for the Vanderburgh County, Indiana.

UTILITIES:
Electric is available at the site and gas will be extended to the site. Water and sewer is not available at this time.

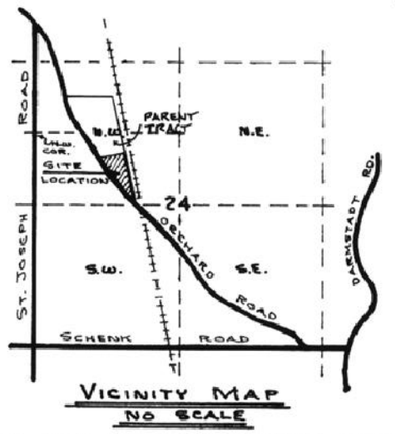
SOIL TYPE AND EROSION CONTROL:
The soil type for this site is Zanesville Silt Loam (Za D3) 12 to 18 percent slope. Slopes more than 6 percent shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

ZONING:
The subject and adjoining sites are zoned agricultural (AG).

OWNER & DEVELOPER:
Berthold and Shirley L. Neuber, 2123 Orchard Road.
Phone: 963-3133.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said strips of land and any fence located within said strips of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not place in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging ares for work by public utilities.



VICINITY MAP
NO SCALE