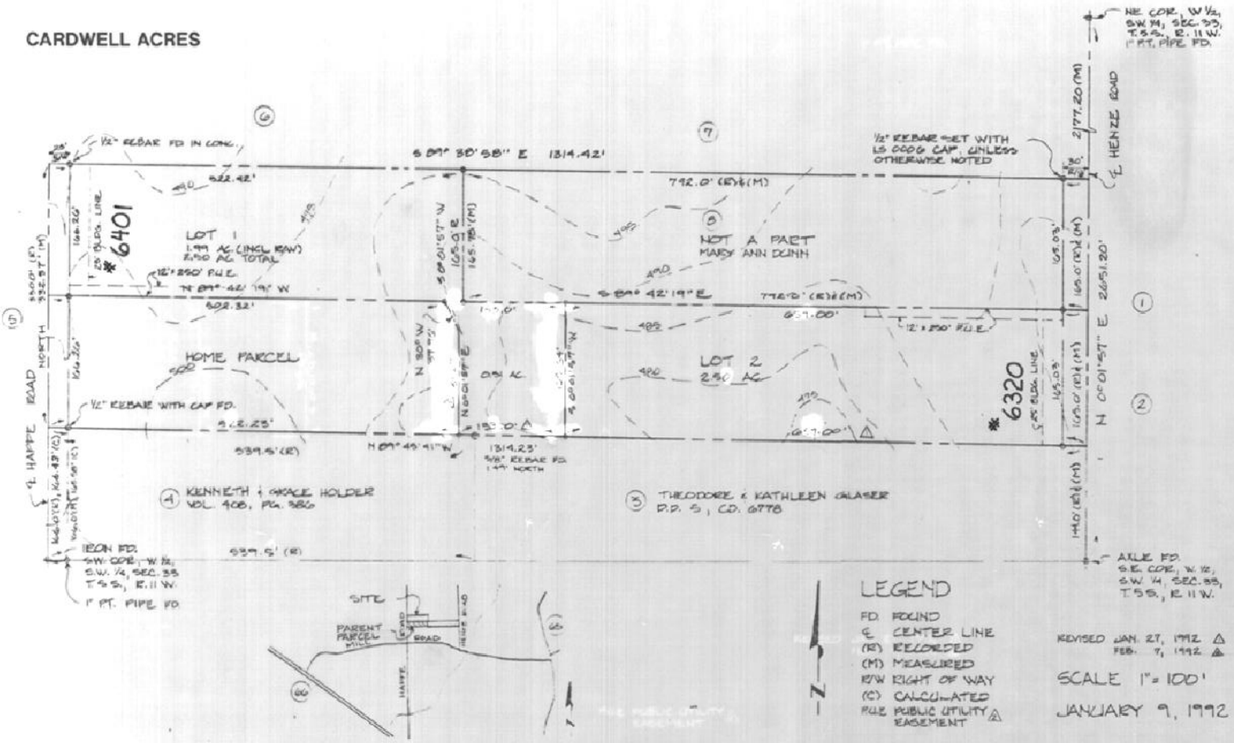
CARDWELL ACRES



LEGEND

FD FOUND
℄ CENTER LINE
(R) RECORDED
(M) MEASURED
R/W RIGHT OF WAY
(C) CALCULATED
PUE PUBLIC UTILITY EASEMENT

REVISED JAN. 27, 1992 △
FEB. 7, 1992 ▲

SCALE 1"= 100'

JANUARY 9, 1992

92-03488
RECEIVED FOR RECORD
at 1:57 P.M.
FEB. 7 1992
Plat Book O
Page 67
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 07 1992 #690

AUDITOR

0-67

0-67

LAND DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 5 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section, also being the centerline of Henze Road North 0° 01' 57" East 144.00 feet to the true point of beginning; thence

1st: North 89° 45' 41" West [illegible]4.00 feet to a 1/2" rebar set (flush with ground); thence

2nd: North 0° 01' 57" East [illegible] feet to a 1/2" rebar set; thence

3rd: North 89° 42' 19" West [illegible] feet to a 1/2" rebar set; thence

4th: North 89° 42' 19" West 502.32 to the West line of said Quarter, Quarter Section, also being the centerline of Happe Road; thence along said West line

5th: North 166.28 feet; thence

6th: South 89° 38' 58" East 522.42 feet to a 1/2" rebar set; thence

7th: South 0° 01' 57" West 165.78 feet to a 1/2" rebar set; thence

8th: South 89° 42' 19" East 792.00 feet to the East line of said Quarter, Quarter Section; thence along said East line

9th: South 0° 01' 57" West 165.00 feet to the true point of beginning, containing 5.07 acres, more or less.

SUBJECT TO a 30 foot right of way for Henze Road off the East side of the above described parcel.
SUBJECT TO a 25 foot right of way for Happe Road off the West side of the above described parcel.

SURVEYORS CERTIFICATE

I, Ralph A. Easley, Jr. 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 1/7/92

Ralph A. Easley, Jr.

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

We Vicky H. & Earlene M. Cardwell THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO HEREBY LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN, AND DESIGNATE IT AS Cardwell Acres

Vicky H. Cardwell
6321 Happe Road
Evansville, IN 47720

Earlene M. Cardwell
6321 Happe Road
Evansville, IN 47720

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 placed 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 areas for work by public utilities.

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 AND DESCRIBED HEREON AND THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 15 DAY OF January 19 92

MY COMMISSION EXPIRES: 5/15/92

Judith Woodall
NOTARY PUBLIC
PRINTED

RESIDENT OF Warrick COUNTY

NOTARY PUBLIC SEAL INDIANA

A.P.C. CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF THIS 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 FEB. 7 1992

PRESIDENT Orford H. Bauer, Jr.

EXECUTIVE DIRECTOR Barbara B. Cunningham

PLAT RELEASE: FEB. 7, 1992

EXECUTIVE DIRECTOR Barbara B. Cunningham

OFFICIAL SEAL

General Notes

1. Owner/Developer: Vicky H. and Earlene M. Cardwell; 6321 Happe Road; Evansville, Indiana 47720; 812/963-5106.
2. Utilities: Southern Indiana Gas and Electric Company electric and gas service is available. Septic tank is required. [illegible] water is available.
3. Erosion Control: Slopes 0% to 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: Subject property is zoned AG.
5. Flood Plain Data: The property is not within the 100-year flood zone according to FIRM Panel 75 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2' above the flood elevation as determined by the Vanderburgh County Building Commissioner.
6. Soil Data: HoB2 - Hosmer silt loam; HoC3 - Hosmer silt loam.
7. Adjacent Property Owners:
   - ① David W. & Dawn Horton; 6401 Henze Road; Evansville, IN 47720
   - ② Gregory & Joan Kercher; 6321 Henze Road; Evansville, IN 47712
   - ③ Theodore & Kathleen Glazer; 719 Harmony Way; Evansville, IN 47720
   - ④ Kenneth & Grace Holder; 6301 Happe Road; Evansville, IN 47712
   - ⑤ Caroline Happe, et al; 1909 East Michigan Street; Evansville, IN 47711
   - ⑥ Willis & Mary Adams; 6423 Happe Road; Evansville, IN 47712
   - ⑦ Mark & Annette Werner; 6410 Henze Road; Evansville, IN 47712
   - ⑧ Mary Ann Dunn; 6408 Henze Road; Evansville, IN 47712

CARDWELL ACRES

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING · LAND SURVEYING
1133 W. MILL ROAD · EVANSVILLE, INDIANA 47710

CHECKED BY
DRAWN BY
SCALE:
DATE
JOB NO.:
SHEET