Surveyors
FOR AFFIDAVIT APPLYING TO THIS Plat
SEE Sdl DRAWER 1 CARD 1657
2000R00034300 DATE 11-21-2000
AFFIXED BY[illegible]
BY Rebecca J. Kochanek DRVC

0-103

MT. ASHLEY SUBDIVISION

RECEIVED FOR RECORD
11:02 A.M.
MAY 12, 1993
Plat Book 0
Page 103
CORNER
93-11671

DESCRIPTION

A subdivision of part of the South Half of the South Half of Section Twenty (20) Township Five (5) South, Range Ten (10) West, in Vanderburgh County, Indiana; more particularly described as follows:

Beginning at a point in the center of Old State Road, which is located by commencing at the Southwest corner of said Section and measuring North 89 degrees 09 minutes and 25 seconds East along the South line thereof for 892.37 feet to a point in the center of said road; thence North 02 degrees 10 minutes 00 seconds East along the center of said road, for 536.93 feet to the place of beginning; from said place of beginning, continue North 02 degrees 10 minutes 00 seconds East along the center of said road for 358.79 feet; thence North 03 degrees 56 minutes 40 seconds East along the center of said road, for 76.5 feet, thence North 08 degrees 40 minutes and 30 seconds East for 206.72 feet; thence North 70 degrees 49 minutes 07 seconds East for 276.82 feet; thence South 80 degrees 37 minutes 05 seconds East for 360.66 feet; thence South 66 degrees 13 minutes 40 seconds East for 455.48 feet; thence South 71 degrees 59 minutes 05 seconds East for 199.62 feet; thence South 05 degrees 49 minutes 05 seconds West for 254.23 feet; thence South 88 degrees 48 minutes 55 seconds West for 1,048.16 feet; thence North 87 Degrees 48 minutes 00 seconds West for 375.30 feet to the place of beginning and containing a gross area of 14.31 acres.

NOTES: These Notes are required by the Area Plan Commission

UTILITIES: Water, gas and electric are located at or near the site.

FLOOD INFORMATION: According to FIRM Panel 25 of 100 for Vanderburgh County, Indiana, August 3, 1981, this site lies outside the 100 year flood plain.

SOIL TYPE: MOC2 & MOC3 - Wakeer Silt Loam, 6 - 12% slopes.

EROSION CONTROL: Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soils and must remain in place until final grading and sloping.

EASEMENTS:

1. 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, undergrowth and obstruction. No structure other than such 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.
2. 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 provide that such drainage easements may be used for ingress and egress and temporary staging area for work by public utilities.

ZONING: The zoning for this site and adjoining properties is Agricultural.

OWNER AND DEVELOPER: Arthur J. Fritz, 9615 Old State Road, Evansville, Indiana 47711 (812) 867-4566

SURVEYOR AND ENGINEER: Sam Hipperstaff, 1270 Maxwell Avenue, Evansville, Indiana 47711

NOTE:
ALL LOTS MUST ACCESS INTERIOR ROAD (MT. ASHLEY ROAD.) NOT OLD STATE ROAD.

ONLY ENDORSED FOR SALUTION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
MAY 12 1993
Sam Hipperstaff
ENGINEER
PE 2449

VICINITY MAP
SCALE: 1" = 2000'

SCALE: 1" = 50'

CURVE DATA
NORTH R/W
Δ = 15°29'48"
T = 21.38
D = 8.4568°
L = 182.95
R = 677.51

℄ CURVE
Δ = 15°29'48"
T = 88.57
D = 8.2808°
L = 176.10
R = 692.51

SOUTH R/W
Δ = 15°29'48"
T = 84.34
D = 9.1306°
L = 169.55
R = 627.71

STONE G.M.CORR.
5/8" - 5 1/2
SEC. 20-5-10
N 89°09'25" E
892.37

Joyce A. & Reed Baker, Helen
2800 Old State Rd.

2-112-19 Fritz, Arthur J. & Lois Jean 9615 Old State Rd. 47711
OUT LOT NO - V
3.54 Ac.

2-112-28 Asbury, William F. & Anne B. 9609 Old State Road 47715

2-112-29 Bauer, A. & Jackie Herron 47711

2-560-16 Beermann, David P. & Sandra R. 9800 Cove Court 47711 Lot 14

2-560-15 Burnworth, Norman Kent & Ann Murray 9801 Cove Court 47711 Lot 13

2-565-21 Cruse, James T. & Wanda L. 3219 N. Heath Ave. 47711 Lot 21

2-565-20 Duggan, Kent M. & Joan M. 1441 Brookview Dr. 47711 Lot 20

2-565-19 Graves, Kenneth F. & Marie C. 1445 Brookview Dr. 47711 Lot 19

2-565-18 Waller, William M. & Ellen M. 1449 Brookview Dr. 47711 Lot 18

2-565-17 George, James G. & Mary Ann 1451 Brookview Dr. 47711 Lot 17

2-565-1 Baird, Stanton & Michele 4444 Kansas Ave. 47710 Lot 1

2-565-2 Mitchell, John H. & Mary L. 1421 Brookview Dr. 47711 Lot 2

2-565-3 Stone, Cynthia D. & Parker A. 1395 Brookview Dr. 47711 Lot 3

2-565-4 Brooks, Kathy L. 54 Brookview Dr. 47711 Lot 4

2-565-5 Studer, Jerry L. & Carol 601 Brookview Dr. 47711 Lot 5

2-565-6 Fritz, Arthur J. 9615 Old State Rd. 47711 Lot 6

2-619-1 Utley, Roger & Darla 601 Brookview Drive 47711

Brookview Sec. "B"
Brookview - Sec. "C"
Brookview Sec. "D"
Brookview - Section F-3

Old State Road
Mt. Ashley Road
Old State Rd. N.E.

Lots 1 - 18, 20 - 38

Drainage Easement
Public Utility Easement
12' P.U. Easement
20' Drainage Easement
16' Drainage Easement
12' Drainage Easement

Stone G.M.Corr. 5/8" - 5 1/2 Sec. 20-5-10

Corner Ref. No. Scale

Bearings & Distances:
N 88°40'38" E - 264.92
N 70°49'07" E - 276.82
S 80°37'05" E
S 66°13'40" E
N 87°48'00" W - 375.30
S 88°48'55" W - 1048.16
N 89°09'25" E - 892.37

Trees: #200, #211, #222, #300, #301, #312, #313, #330, #331, #400, #401, #414, #415, #433, #434, #500, #501, #509

Building Lines

Wood Piles Approved by the County Engineer
Date: 5-5-93

Drainage Plan Approved by the County Commissioners
Date: 5-12-93

OWNERS CERTIFICATE

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate and designate it as "Mt. Ashley Subdivision".

All streets shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures, owners shall take title subject to the rights of the public utilities and the restrictions for drainage easements.

Arthur J. Fritz
Arthur J. Fritz

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on MAY 5, 1993.

PRESIDENT

PLAT RELEASE: 5-12-93

EXECUTIVE DIRECTOR

EXECUTIVE DIRECTOR

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 Owners and Subdividers of the real estate described hereon and acknowledge the execution of this plat to be their voluntary act and deed.

WITNESS my hand and seal this [illegible] day of [illegible], 1993.

My Commission Expires:

NOTARY PUBLIC

PRINTED

SURVEYORS REPORT

I, Sam Hipperstaff, 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: May 7, 1993

Sam Hipperstaff - L.S.

Restrictions See misc dr. 4 cd 613 Instr. 93-11731 Date: 5/12/93
BETTY J. HERMANN RECORDER
Attest: VANDERBURGH CO.
Patti Gullatte DRVC

For easement Applying to Lot 1
See Deed Drawer 20 card 1849