HARTMANN-HELDT SUBDIVISION

93-12563

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 19 1993

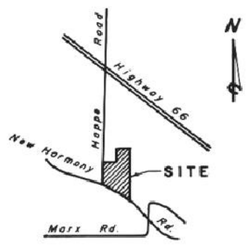
AUDITOR

2608

0-104

RECEIVED FOR RECORD
at 3:45 PM
May 19 1993
Plat Book O
Page 104
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

For assessment Applying to Lot 3 See Deed Drawer 3-50 card



LOCATION MAP
1" 2000'

- Adequate stopping sight distance for the driveways of the lots included in the subdivision is available according to current AASHTO Standards.
- City water, gas, electric, telephone available at site; sanitary sewer not available.
- Site is outside the 100 year flood zone.
- Erosion control: Slopes of 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 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. Erosion control measures shall follow Erosion Plan on file at Vanderburgh Co. Soil & Water Conservation District Office.

OWNERS CERTIFICATE (CONTD.)

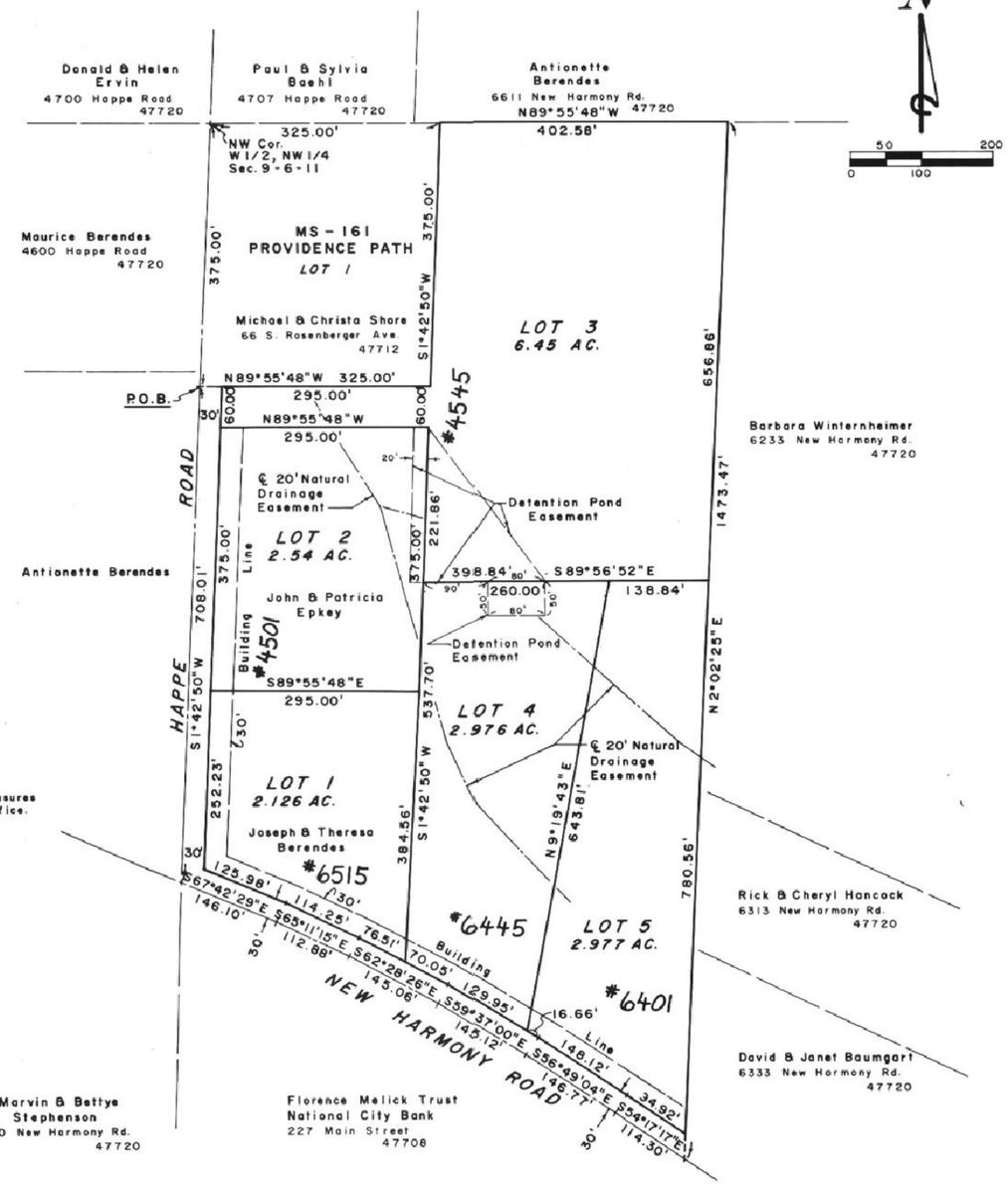
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner 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.

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.

Owners of Lots 2, 3, and 4 shall be responsible for the maintenance and repair of the dam, spillways, and other appurtenances to the detention pond.

Drainage Plans approved April 26, 1993.

Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along the easements.



A subdivision of part of the West Half of the Northwest Quarter of Section 9, Township 6 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at a point on the West line South 1 degree 42 minutes 50 seconds West (assumed) a distance of 375.0 feet from the Northwest corner thereof, said point being the Southwest corner of "Providence Path" minor subdivision as recorded March 15, 1993 in MS 161 in the office of the Recorder of Vanderburgh County, thence South 1 degree 42 minutes 50 seconds West along said West line 708.01 feet to the intersection of the centerline of New Harmony Road (Old Highway 66), thence along the centerline on the following courses; South 67 degrees 42 minutes 29 seconds East a distance of 146.10 feet, South 65 degrees 11 minutes 15 seconds East a distance of 112.88 feet, South 62 degrees 28 minutes 26 seconds East a distance of 145.06 feet, South 59 degrees 37 minutes 00 seconds East 145.12 feet, South 56 degrees 49 minutes 04 seconds East a distance of 146.77 feet, South 54 degrees 17 minutes 17 seconds East a distance of 114.3 feet to an old iron pin, thence North 2 degrees 02 minutes 25 seconds East a distance of 1473.47 feet to an old iron pin on the North line of said Half Quarter Section, thence North 89 degrees 55 minutes 48 seconds West along said North line a distance of 402.58 feet to the Northeast corner of the aforesaid Providence Path minor subdivision, thence South 1 degree 42 minutes 50 seconds West along the East line thereof a distance of 375.0 feet, thence North 89 degrees 55 minutes 48 seconds West along the South line thereof a distance of 325.0 feet to the place of beginning, containing 18.098 acres more or less.

OWNERS CERTIFICATE

We, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as HARTMANN-HELDT SUBDIVISION All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. See continuation of Owners Certificate at lower left side of this sheet.

Mark Effinger
Mark Effinger
4007 Rose Ave.
Evansville, IN 47720

Evelyn M Effinger
Evelyn Effinger
845 Mels Drive
Evansville, IN 47712

Joseph E. Berendes
Joseph E. Berendes

Theresa M. Berendes
6515 New Harmony Road Evansville, IN 47720 - Owners Lot 1

John A. Epkey
John A. Epkey

Patricia A. Epkey
Patricia A. Epkey
1423 Harmony Way - Evansville, IN 47720 - Owners Lot 2

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 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 19th day of May 1993.

My commission expires March 13, 1996 Notary Public Barbara K Cunningham

Resident of Vanderburgh County Printed Barbara K Cunningham

A.P.C. CERTIFICATE

Under the authority provided by 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 on 5-5-93.

Plat Release MAY 19, 1993

President Clifford H Bass, Jr.

Executive Director Barbara K Cunningham

Executive Director Barbara K. Cunningham

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date 5/07/93

3-93-15

For assessment Applying to Lot 5 See Deed Drawer 3-33 card