JONES' 3 - LOT SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY - 4 1994

AUDITOR

2533

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RECEIVED FOR RECORD

MAY 4, 3:54 P.M. 94

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LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 1218.20 FEET TO THE TRUE POINT OF BEGINNING, THENCE

1st. NORTH 0°00'42" WEST 351.50 FEET TO A 1" IRON PIPE, THENCE

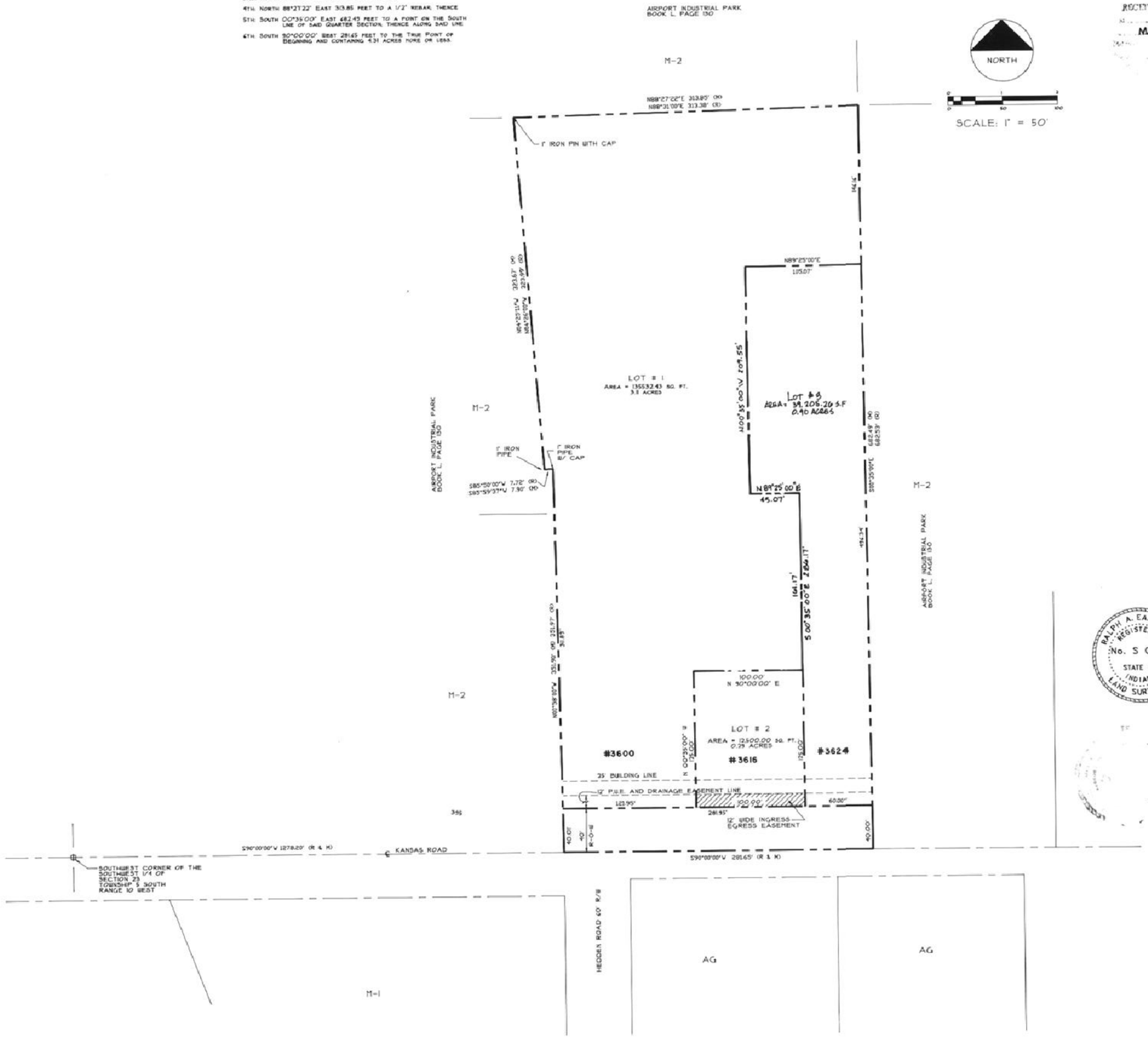
2nd. SOUTH 85°59'37" WEST 7.90 FEET TO A 1" IRON PIPE, THENCE

3rd. NORTH 04°25'11" WEST 323.61 FEET, THENCE

4th. NORTH 88°27'22" EAST 313.85 FEET TO A 1/2" REBAR, THENCE

5th. SOUTH 00°35'00" EAST 682.43 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION, THENCE ALONG SAID LINE

6th. SOUTH 89°00'00" WEST 281.65 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 4.31 ACRES MORE OR LESS.



GENERAL NOTES:

1. OWNER/DEVELOPER: SHARON & REBERT JONES, 3600 KANSAS ROAD, EVANSVILLE INDIANA 47711, 812/867-0794
2. UTILITIES: WATER, GAS, ELECTRIC AND SANITARY SEWERS ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED 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 CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 45 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 8% SHALL BE SODDED OR STABALIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% REQUIRE RIP RAP CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT, IS GREATER THAN 100 FEET.
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AS NOTED. PROPOSED SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOOD PLAIN AS PER FIRM PANEL 25 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   HoB2: HOSMER SILT LOAM, 2 TO 6% SLOPES, ERODED
   HoC3: HOSMER SILT LOAM, 6 TO 12%, SEVERELY ERODED
   Wa: WAKELAND SILT LOAM.
7. ENCROACHMENT WITHIN OPEN DRAINAGE CHANNELS, UNDERGROUND DRAINAGE CONDUITS OR DESIGNATED EASEMENTS BY FENCES, TREES, SHRUBS, GARDENS, VEGETATION (OTHER THAN GRASS) OR BY PERMANENT STRUCTURES OTHER THAN THOSE DESIGNATED BY THE DRAINAGE PLAN FOR THE SUBDIVISION IS PROHIBITED.
8. LOT 1 SHALL BE EITHER CONNECTED TO THE SANIATRY SEWER OR A SEPTIC SYSTEM THAT IS (OR HAS BEEN) APPROVED BY THE HEALTH DEPARTMENT. LOTS 2 & 3 SHALL BE CONNECTED TO THE CITY SEWER.
9. LOTS 2 & 3 SHALL HAVE A SHARED DRIVE LOCATED AS FAR WEST AS POSSIBLE.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS JONES' 3 - LOT SUBDIVISION ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HERBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY RESERVED FOR INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT AND REPAIR OF UTILITY FACILITIES, WHETHER ABOVE GROUND OR BELOW GROUND. NO STRUCTURE OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND. ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENTS SHALL BE SUBJECT TO THE RIGHTS OF THE UTILITIES TO ACCESS AND USE THESE EASEMENTS.

STRIPS OF GROUND MARKED " PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER, PROVIDED, HOWEVER THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES, AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

Robert J. Jones — REBERT J. JONES

Sharon Jones — SHARON A. JONES

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF April 1994

MY COMMISSION EXPIRES 5-15-96 Judith Woodall NOTARY PUBLIC

JUDITH WOODALL PRINTED NAME

A RESIDENT OF WARRICK COUNTY

SURVEYOR'S CERTIFICATE

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON FEBRUARY 18, 1994; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

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

SEAL Ralph A. Easley Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S 0006

AREA PLAN COMMISSSION 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 APRIL 6 19 94

PRESIDENT _____ EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE MAY 4, 1994 EXECUTIVE DIRECTOR Barbara L. Cunningham

COUNTY

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON:

DATE MARCH 28, 1994

ROAD CONSTRUCTION PLANS WERE APPROVED BY THE VANDERBURGH COUNTY COMMISSIONERS ON:

DATE N/A

For easement Applying to Lot 1
See Deed Drawer 3 card 25-8-8

For easement Applying to Lot 3
See Deed Drawer 9 card 1108