94-21064

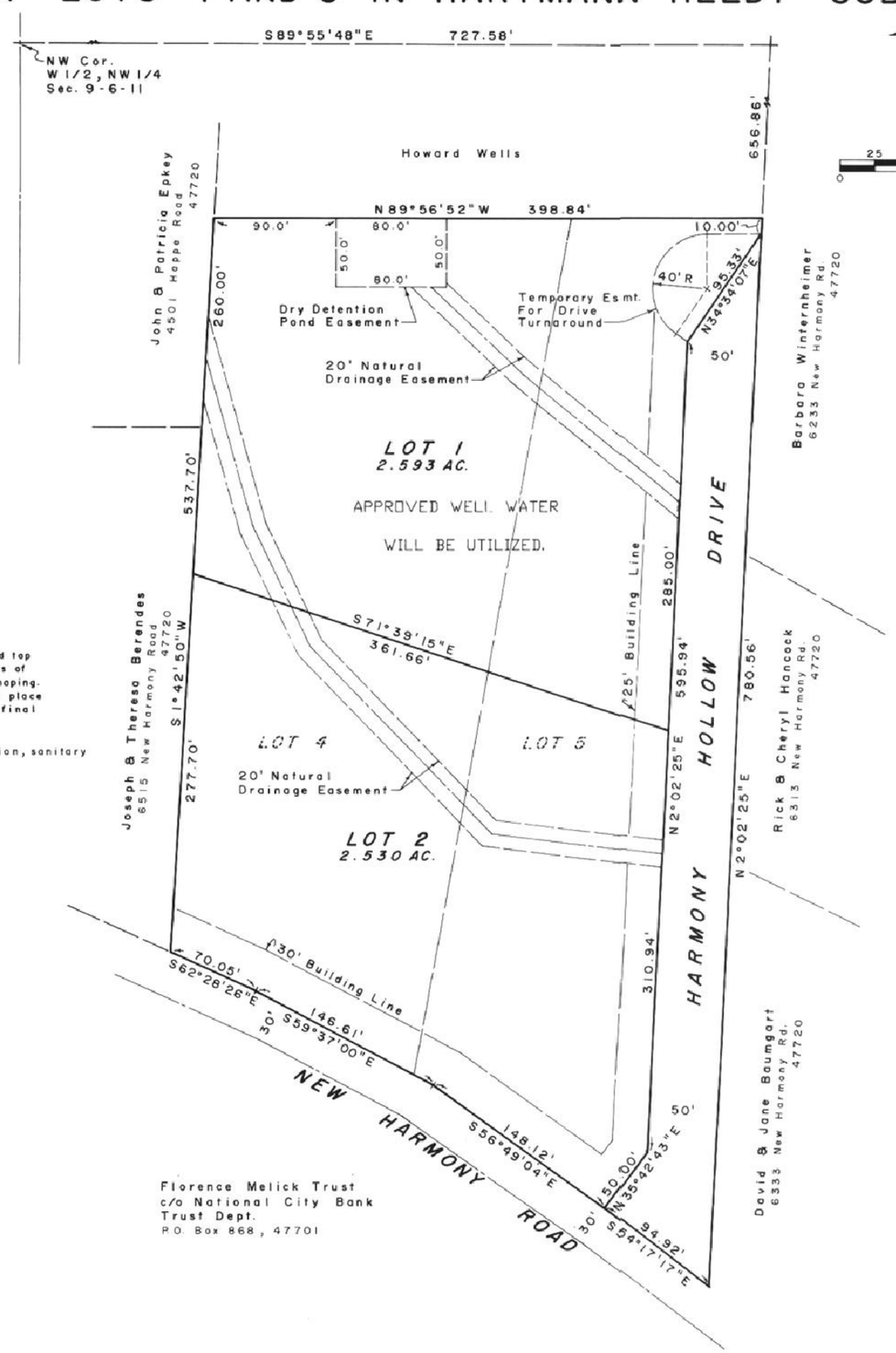
RECEIVED FOR RECORD
at 2:03 P.M.
AUG 10 1994
Plat Bk. O
Page 167
RECORDER VANDERBURGH COUNTY

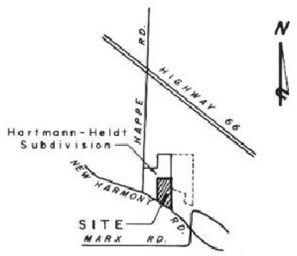
NIEMEIERS REPLAT

OF LOTS 4 AND 5 IN HARTMANN-HELDT SUBDIVISION

O-167

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 10 1994
AUDITOR
4692





LOCATION MAP
1" = 2000'

NOTES

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.
All corners marked with iron pin except as noted.
City water, gas, electric, and telephone available at site by extension, sanitary sewer not available.
Site is outside the 100 year flood zone.

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.

A REPLAT of Lots 4 and 5 in Hartmann-Heldt Subdivision as recorded In Plat Book "O", Page 104 in the office of the Recorder of Vanderburgh County, Indiana.

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 NIEMEIERS REPLAT of Lots 4 and 5 in 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. Strips of ground marked "P. U. easement" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lot.

Thomas L. Niemeier

Joan B. Niemeier

6800 New Harmony Rd.
Evansville, IN 47720

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 10th day of June 1994

My commission expires 8/13/96 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

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 6-1-94.

Plat Release AUGUST 10, 1994

President

Executive Director Barbara A. Cunningham

Executive Director Barbara A. 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 survey with a theoretical uncertainty of feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964
Evansville, IN

Date 7/27/94