Becky Rose Subdivision

P-4

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUN 01 1995
AUDITOR
2830

OWNERS' CERTIFICATE

The undersigned owner of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as BECKY ROSE SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement," are hereby dedicated 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 erected 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; 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 and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities. Drainage Easements 5 feet wide are located on each side yard shown on this plat unless additional easements are noted.

Clyde A. Folz
3600 Keck Ave.
Evansville, IN 47715

June Folz
(Same)

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 Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this ____ day of _____ 19__.

My Commission Expires: _____

Notary Resides in: _____ Notary Public

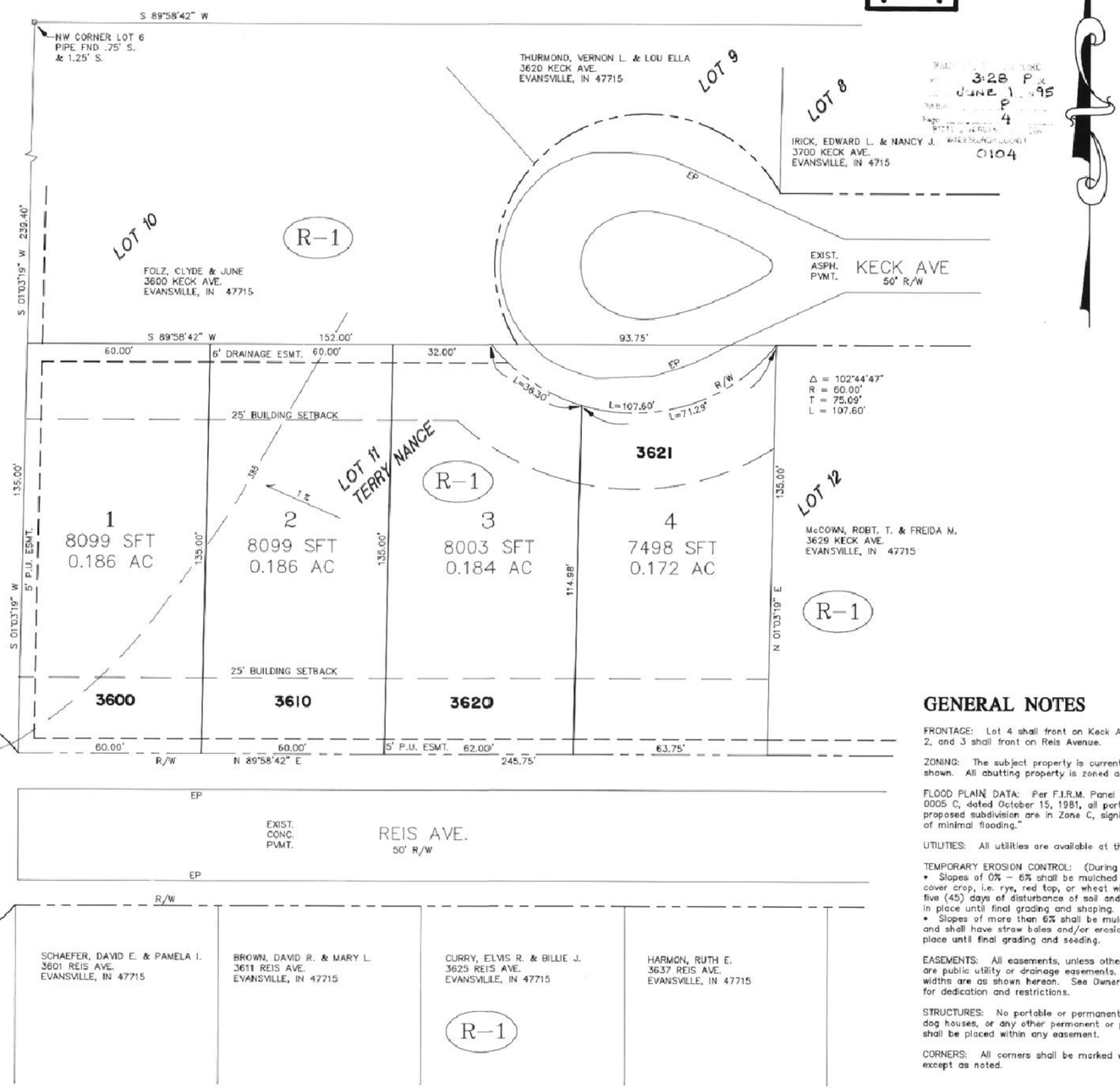
County, Indiana (Typed or printed name.)

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 4-5, 1995.

President Executive Director

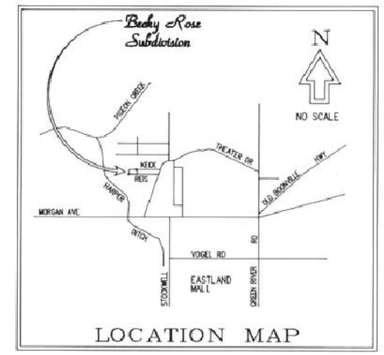
Plat Release Date 6/1/95 Executive Director



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LOCATION MAP

BOUNDARY DESCRIPTION

Part of Lot Six (6) in the partition plat of the middle part of Section Fourteen (14) Township Six (6) South, Range Ten (10) West, in the City of Evansville, Vanderburgh County, Indiana, as per the plat thereof, recorded on Common Pleas Order Book 12, page 104 in the office of the Clerk of Vanderburgh County, Indiana, more particularly described as follows:

(Also known as Lot 11 in the Terry-Nance Unrecorded Subdivision, City of Evansville, Vanderburgh County.)

Commencing at the Northwest corner of said Lot 6; thence South 01° 03' 19" West (assumed bearing) along the West line of said Lot 6 a distance of 239.40 feet to the true point of beginning, said point being the Northwest corner of Terry-Nance Lot 11, thence North 89° 58'42" East a distance of 152.0 feet to a point on a non tangent curve whose radius point bears North 51° 21'06" East a distance of 60 feet; thence southeasterly, easterly and northeasterly along said curve a distance of 107.6 feet to the northeast corner of said Lot 11; thence South 01° 03' 19" West a distance of 135.0 feet to the southeast corner of said Lot 11; thence South 89° 58' 42" West a distance of 245.75 feet to the southwest corner of said Lot 11; thence North 88° 56'41" East along the West line of said Lot 6 to the true point of beginning, containing 0.728 acres, more or less.

Five (5) feet off the West end, five (5) feet off the South side, and six (6) feet off part of the North side as shown on the attached plat of the above described property is dedicated for the use of public utilities.

Subject to any legal highways, easements, rights-of-way and restrictions of record affecting the use of and occupancy of said real estate.

GENERAL NOTES

FRONTAGE: Lot 4 shall front on Keck Avenue. Lots 1, 2, and 3 shall front on Reis Avenue.

ZONING: The subject property is currently zoned R-1 as shown. All abutting property is zoned as shown.

FLOOD PLAIN DATA: Per F.I.R.M. Panel Number 180257 0005 C, dated October 15, 1981, all portions of the proposed subdivision are in Zone C, signifying "areas of minimal flooding."

UTILITIES: All utilities are available at the site.

TEMPORARY EROSION CONTROL: (During Construction.)
- Slopes of 0% – 6% shall be mulched and seeded with a cover crop, i.e. rye, red top, or wheat within forty-five (45) days of disturbance of soil and must remain in place until final grading and shaping.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place until final grading and seeding.

EASEMENTS: All easements, unless otherwise indicated, are public utility or drainage easements. All easement widths are as shown hereon. See Owner's Certificate for dedication and restrictions.

STRUCTURES: No portable or permanent storage sheds, dog houses, or any other permanent or portable building shall be placed within any easement.

CORNERS: All corners shall be marked with an iron pin except as noted.

SURVEYOR'S CERTIFICATE

I, David L. Savage, 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 in accordance with said laws and that all monuments shown exist at locations as noted.

Witness my hand and seal this 5th day of MAY 1995

David L. Savage, P.E.L.S.
Indiana Registration No. 870014

DAVID L. SAVAGE REGISTERED No. 870014 STATE OF INDIANA LAND SURVEYOR

Modification of plat see misc Rec dk 2676, page 9-18-97 Instr#97-25380
ATTEST: BETTY J. HERMANN RECORDER VANDERBURGH COUNTY By: Rebecca J. Rachanow DEP

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