JOSEPH ELPERS SUBDIVISION II
LOT 'D'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
JUL 11 1995
Suzanne M. Crouch AUDITOR 3570

P-9

RECEIVED FOR RECORD
at 3:10 PM
JULY 11 1995
Plat Book P
Page 9
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0129

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VOGEL SUB.

John & Jennifer Ritter
6214 Henze Rd. 47720

Theodore & Kathleen Glaser
6300 Henze Rd. 47720

HENZE ROAD

SW Cor. E1/2, SW1/4 Sec. 33-5-11

N0°06'20"W 63.11'

JOE'S DRIVE

S89°45'07"W 420.32'

N89°35'21"E 341.68'

Frances Smith
6225 Henze Rd. 47720

N21°40'22"E 138.67'

25' Building Line

S87°01'30"W 112.05'

72.95'

6101

Steven & Marcia Frey
6013 W. Mill Rd. 47720

FREY ESTATES

JOSEPH ELPERS SUB.

L-169

20	19	18	17	16	15	14	15
Gene & Barbara Miller, 6301 Henze Rd. 47720	Gregory & Joan Kercher, 6321 Henze Rd 47720	David & Dawn Horton, 6401 Henze Rd. 47720	Elmer & Velencia Redding, 5053 Lakeside Ct. 47712	Daryl & Carolyn Lipper, 6501 Henze Rd. 47720		Donald & Evelyn Beach, 6575 Henze Rd. 47720	Mark & Cheryl Lannert, 10700 Highway 66, Wadesville, IN 47638

N0°05'21"W 785.56'

LOT D
5.000 ACRES

Limit of 100 Year Flood (See Note)

S27°01'07"W 795.61'

868.56'

Approximate Flow Line of Ditch

50' Drainage Easement

Detention Basin Easement

S64°43'52"E 468.14'

Approx. E. Ditch

50'

Joseph & Dolores Elpers

Joseph & Dolores Elpers

LOCATION MAP
1" = 2000'

No. 6 SCHOOL ROAD
Sec. 33-5-11
Joseph Elpers Sub.
1320'+/-
HENZE ROAD
2640'+/-
S.R. 65
Parent Tract
MILL ROAD
SITE
N

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.
Site is within the German Township Water District
Sanitary Sewer not available at site, all other utilities available by extension.
Flood Zone: The limit of the 100 Year Flood is shown based on a Letter Of Map Revision as issued by FEMA and dated 11-14-94
Joe's Drive is to be privately maintained by the owner of Lot D and the owners of Lots A, B, and C as shown the primary plat of Joseph Elpers Sub. II

FINAL DRAINAGE APPROVAL FOR LOT "D"
6-26-95

ROAD CONSTRUCTION PLAN APPROVAL
7-3-95

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.

A subdivision of part of the East Half of the Southwest Quarter of Section 33, Township 5 South, Range 11 West Vanderburgh County, Indiana described as follows:

Beginning at the Southwest corner of the East Half of the Southwest Quarter of said Section 33, thence 63.11 feet North 0 degrees 06 minutes 20 seconds West along the West line thereof to the Southwest corner of Joseph Elpers Subdivision as recorded in Plat Book "L", Page 169 in the office of the Recorder of Vanderburgh County, thence South 89 degrees 35 minutes 21 seconds East along the South line thereof a distance of 341.68 feet to the Southeast corner of Lot 20, thence North 21 degrees 40 minutes 22 seconds East along the East line of said Lot 20 a distance of 138.67 feet to an iron pin at the Northeast corner thereof, thence North 0 degrees 05 minutes 21 seconds West along the East line of said Elpers Subdivision a distance of 785.56 feet to a 5/8 inch iron pin, thence South 64 degrees 43 minutes 52 seconds East a distance of 468.14 feet to a 5/8 inch iron pin in the center of a ditch, thence South 27 degrees 01 minutes 07 seconds West a distance of 869.56 feet to a 5/8 inch iron pin, thence South 89 degrees 45 minutes 07 seconds West a distance of 420.32 feet to the place of beginning, containing 5.555 acres more or less.

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
JOSEPH ELPERS SUBDIVISION II - LOT "D"
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.

Joseph A. Elpers — Dolores F. Elpers
11050 Cynthiana Road - Evansville, IN 47720
Owners of Lot D:

Michael Toll — Cindy Toll
5220 Char Mar Lane - 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 24 day of _____ 199

My commission expires _____ Notary Public _____

Resident of _____ County Printed _____

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 4-5-95.

Plat Release - JULY 11, 1995

President _____

Executive Director _____

Executive Director _____

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 _____

Bridge Maintenance covenants
Misc Dr # 68993 Book 10-2-85
amdt # 96-22638
attest # BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
By: Melissa J. Reinhardt DRV