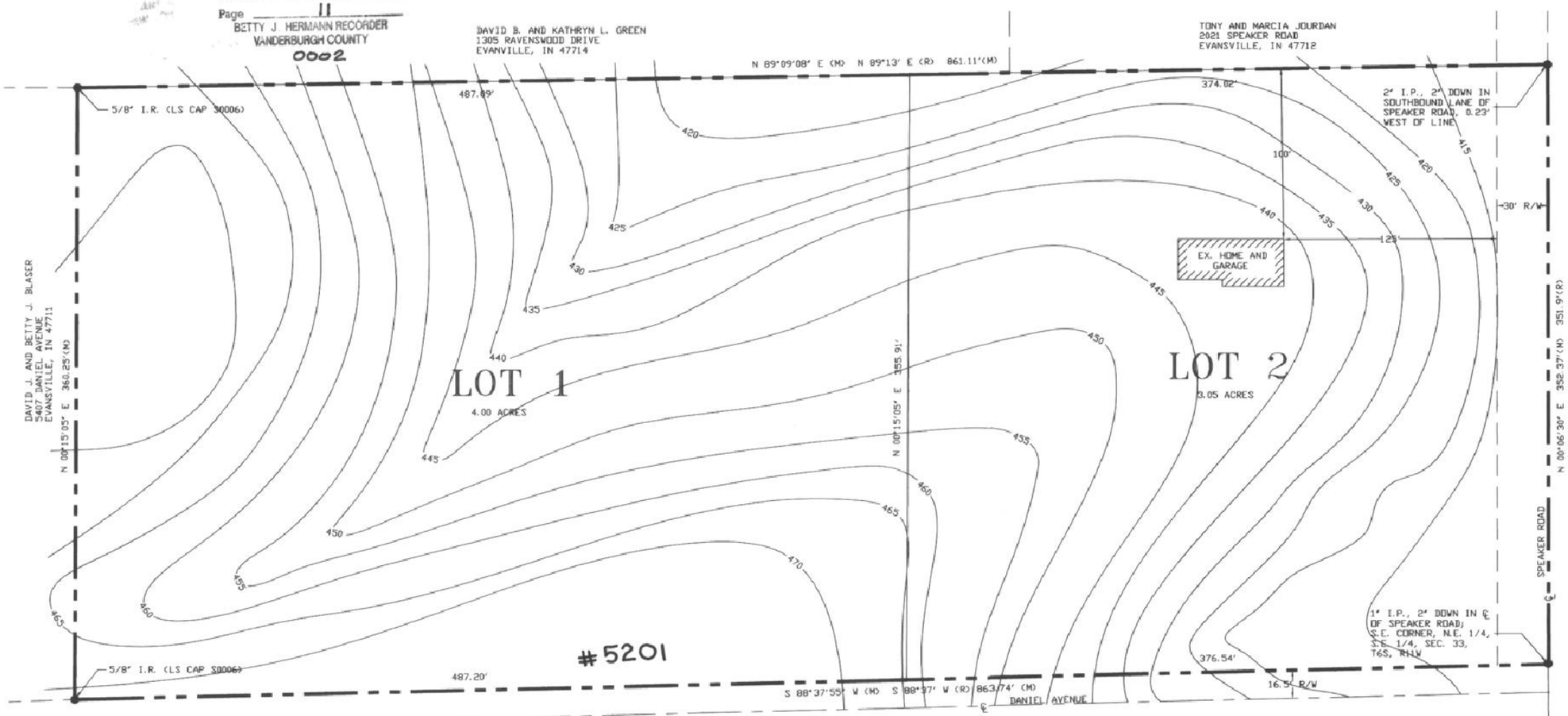
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Page 11
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
0002

CHANDLER HEIGHTS MINOR SUBDIVISION

P-11

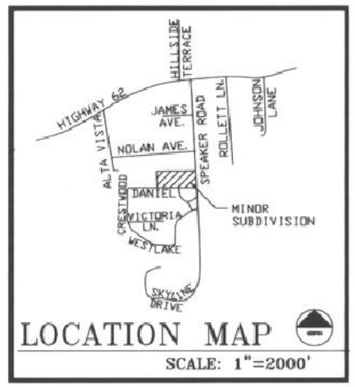




SCALE: 1" = 50'

LEGEND:

I.P. = IRON PIPE
I.R. = IRON ROD
(R) = RECORDED
(M) = MEASURED



LOCATION MAP
SCALE: 1"=2000'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 14 1995

AUDITOR 3611

General Notes:

1. Owners/Developers: Charles E. and Nancy L. Chandler, 2101 Speaker Road, Evansville, IN 47712, (812) 421-8330
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. City of Evansville will provide water. Sanitary service will be by septic field system in compliance with Rule 410 IAC 6-8.1 and amendments thereto..
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red top and wheat (which shall be used primarily 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.
4. Flood Plain Data: The above described property is not located in a flood plain as per FIRM Panel 180256 0100 B dated March 19, 1982.
5. Zoning: The above described property is zoned R-1.

LAND DESCRIPTION:

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP SIX (6) SOUTH, RANGE ELEVEN (11) WEST, IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE AT THE SOUTHEAST CORNER OF SAID QUARTER, QUARTER SECTION, SAID POINT ALSO LYING IN THE CENTERLINE OF SPEAKER ROAD, THENCE ALONG THE SOUTH LINE OF SAID QUARTER, QUARTER SECTION

1st: SOUTH 88°37'55" WEST 863.74 FEET TO A 5/8" IRON ROD (LS S0006); THENCE

2nd: NORTH 00°15'05" EAST 360.25 FEET TO A 5/8" IRON ROD (LS S0006); THENCE

3rd: NORTH 89°09'09" EAST 861.11 FEET TO A 2" IRON PIPE, 2" DOWN IN THE SOUTHBOUND LANE OF SPEAKER ROAD, 0.23 FEET WEST OF CENTERLINE; THENCE

4th: SOUTH 00°06'30" EAST 352.37 FEET TO THE POINT OF BEGINNING

CONTAINING 7.05 ACRES, MORE OR LESS

SUBJECT TO THE RIGHT OF WAY FOR BOTH DANIEL AVENUE AND SPEAKER ROAD

OWNERS CERTIFICATE

CHARLES E. CHANDLER AND NANCY L. CHANDLER, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS CHANDLER HEIGHTS SUBDIVISION.

Charles E Chandler Nancy Lee Chandler

CHARLES E. CHANDLER AND NANCY L. CHANDLER
2101 SPEAKER ROAD
EVANSVILLE, IN 47712, (812) 421-8330

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 SUBJECT TO A 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 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. 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 DRAINAGE EASEMENTS.

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 7TH DAY OF JULY 1995.

MY COMMISSION EXPIRES 4-15-96 Judith Woodall NOTARY PUBLIC

JUDITH WOODALL PRINTED NAME

A RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

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; AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

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

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

AREA PLAN COMMISSION 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 JULY 13, 1995.

PRESIDENT

PLAT RELEASE JULY 14, 1995 Barbara L. Cunningham EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

CHANDLER HEIGHTS
MINOR SUBDIVISION
DANIEL AVE. – VANDERBURGH COUNTY

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: D.C.K.	DATE 6-20-95	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO: S-5314	1 OF 1
SCALE: 1" = 50'	REVISIONS	