95-18551

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AUGUST 18, 95
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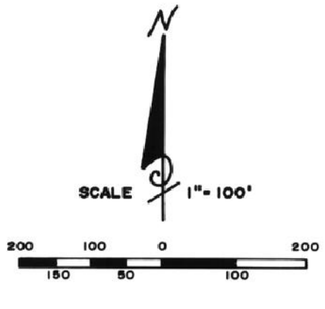
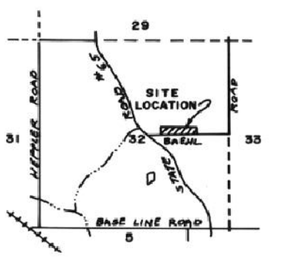
Page 18
BETTY J. HEILMAN-FESSLER
VANDERBURGH COUNTY

BAEHL SUBDIVISION

P-18

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
AUG 18 1995
Suzanne M. Crouch
AUDITOR 4471





LOCATION MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION (32), TOWNSHIP (4) SOUTH, RANGE (11) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION (32); THENCE NORTH 89° 30' 46" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION (641.47) FEET TO AN IRON; THE NORTH (254.94) FEET TO AN IRON; THENCE SOUTH 89° 31' 45" EAST (1025.59) FEET TO AN IRON; THENCE SOUTH 00° 05' 11" EAST (255.00) FEET TO AN IRON ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTH 89° 33' 00" WEST ALONG SAID SOUTH LINE (384.50) FEET TO AN IRON AT THE POINT OF BEGINNING.

CONTAINING 6.01 ACRES MORE OR LESS.

OWNER/DEVELOPER
JAMES N. AND MARY C. BAEHL
16900 BIG CYNTHIANA ROAD
EVANSVILLE, IN. 47720

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE THE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

ALL STREETS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDINGS OR STRUCTURES. STRIPS OF GROUND OF THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE HERE BY RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER, SEWER MAINS, SURFACE WATER DRAINAGE, POLE, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREIN RESERVED NO STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEAL THIS 10th DAY OF August 19 95

James N. Baehl
JAMES N. BAEHL

Mary C. Baehl
MARY C. BAEHL

CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED THIS PLAT WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD MARCH 1, 19 95

VANDERBURGH AREA PLAN COMMISSION

August 14, 1995
PLAT RELEASE — PRESIDING OFFICER

ATTEST:
EXECUTIVE DIRECTOR

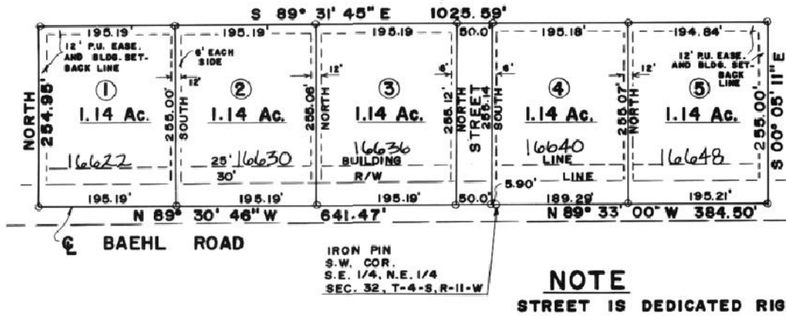
CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY RECORDER

I, THE EXECUTIVE DIRECTOR OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION, HEREBY CERTIFY TO THE VANDERBURGH COUNTY RECORDER THAT THE ABOVE PLAT COMPLIES WITH THE PROVISIONS OF SUBDIVISION ORDINANCE 151.25,

EXECUTIVE DIRECTOR

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities for the installation, operation, maintenance 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, undergrowth 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.
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.



NOTE

STREET IS DEDICATED RIGHT OF WAY. LOTS 3 AND 4 MUST ACCESS FROM THIS DEDICATED RIGHT OF WAY.

WATER

ALL LOTS WILL HAVE GERMAN TOWNSHIP WATER.

SEWER

PRIVATE SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH IAC 6-8.1 AND AMENDMENTS THERETO AND CHAPTER 51 OF THE VANDERBURGH COUNTY CODE OF ORDINANCES.

ZONING

AGRICULTURAL

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF August 19 95

Beverly M. Behne
NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES Sept 23 19 96

DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH CO. DRAINAGE BOARD.

DATE APPROVED FEBRUARY 27, 1995

SURVEYORS CERTIFICATE

I, FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME ON JANUARY 20, 1995 THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

FRED J. KUESTER REGISTERED NO. S0137 STATE OF INDIANA LAND SURVEYOR

FRED J. KUESTER, L.S.
IN. REG. NO. S0137

EROSION CONTROL

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E RYE 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 OF MORE THAN 6% SHALL HAVE STRAW BALES AND/OR EROSIONS BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING.

FLOOD NOTE

ALL PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM PANEL 75 OF 100 DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA. MINIMUN FINISHED FLOOR TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY VANDERBURGH COUNTY BUILDING COMMISSIONERS.