Deer Lake Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.
SEP 27 1995
AUDITOR
5338
2:53
SEPT 27
P 95
30
0111

SCALE 1" = 60'

60 0 60 120

LEGEND

• = 5/8" LRod w/Plastic Cap stamped, "Morley & Assoc., ID No. 0023" Set unless denoted otherwise.

NOTE: Basis of Bearings is the East Line of the Northeast Quarter of Sec. 22-5-11 held as S 00°00'00" W.

Boundary Survey Recorded in Survey Drawer 1, Card 921

Boundary Description
(Deed Drawer 9, Card 4120)

A part of the North Half of the Northeast Quarter of Section 22, Township 5 South, Range 11 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of the north half of the northeast quarter of Section 22, Township 5 South, Range 11 West, said corner being marked by a 1" iron pipe; thence along the east line of said half quarter section line South 00 degrees 00 minutes 00 seconds West 832.13 feet to the point of beginning; thence continuing along said east line South 00 degrees 00 minutes 00 seconds West 482.12 feet to the south line of said half quarter section; thence along said south line South 89 degrees 37 minutes 40 seconds West 878.98 feet; thence North 46 degrees 15 minutes 15 seconds East 497.23 to the centerline of an existing rock road; thence along said centerline North 34 degrees 56 minutes 14 seconds West 72.61 feet; thence continuing along said centerline North 01 degrees 33 minutes 14 seconds West 171.77 feet; thence continuing along said centerline North 09 degrees 29 minutes 37 seconds West 35.50 feet; thence continuing along said centerline North 35 degrees 18 minutes 00 seconds West 36.73 feet; thence North 82 degrees 25 minutes 43 seconds East 243.20 feet to the west line of the Charles L. and Karla J. Offerman tract as described in Deed Drawer 1, Card 18050 as recorded in the Office of the Recorder of Vanderburgh County, Indiana; thence along said west line and parallel to the east line of said half quarter section line South 00 degrees 00 minutes 00 seconds West 122.09 feet; thence along the south line of said Offerman tract South 89 degrees 59 minutes 56 seconds east 417.00 feet to the point of beginning, containing 8.161 acres.

Subject to a 40 foot Public Utility, Ingress and Egress Easement, more particularly described as follows:

Commencing at the Northeast Corner of the North Half of the Northeast Quarter of Section 22, Township 5 South, Range 11 West, said corner being marked by a 1" iron pipe; thence along the east line of said quarter section line South 00 degrees 00 minutes 00 seconds West 964.48 feet to the point of beginning; thence North 90 degrees 00 minutes 00 seconds West 25.98 to a point in the center of an existing rock road; thence along the centerline of said road South 62 degrees 52 minutes 30 seconds West 49.93 feet; thence continuing along said centerline South 55 degrees 16 minutes 49 seconds West 44.25 feet; thence along said centerline South 57 degrees 54 minutes 39 seconds West 80.77 feet; thence along said centerline South 61 degrees 31 minutes 32 seconds West 118.87 feet; thence along said centerline South 78 degrees 16 minutes 42 seconds West 41.16 feet; thence continuing along said centerline North 88 degrees 06 minutes 08 seconds West 44.94 feet; thence continuing along said centerline North 75 degrees 22 minutes 24 seconds West 116.83 feet; thence continuing along said centerline North 72 degrees 13 minutes 48 seconds West 73.97 feet; thence continuing along said centerline North 51 degrees 58 minutes 22 seconds West 46.17 feet; thence continuing along said centerline North 34 degrees 56 minutes 14 seconds West 72.61 feet; thence continuing along said centerline North 01 degrees 33 minutes 14 seconds West 171.77 feet; thence continuing along said centerline North 09 degrees 29 minutes 37 seconds West 35.50 feet; thence continuing along said centerline North 35 degrees 18 minutes 00 seconds West 36.73 feet; thence continuing along said centerline North 42 degrees 12 minutes 19 seconds West 35.11 feet; thence continuing along said centerline North 59 degrees 10 minutes 57 seconds West 129.79 feet to the point of termination, said point of termination being the center of a cul-de-sac with a radius of 20.00 feet, containing 1.047 acres.

Also, subject to a 15 foot right-of-way off the east side thereof for Fisher Road as per the Vanderburgh County Road Dedication Comm. Record, Volume Z, Page 308.

Also, subject to a 16 foot water line easement as recorded in Deed Record 627, Page 270.

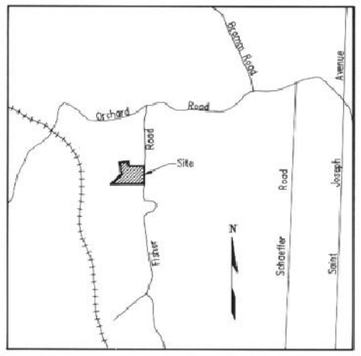
Also, subject to easements, rights-of-way, building and use restrictions of record.

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do 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.

Witness my hand and seal this 12th day of SEPTEMBER, 1995.

Danny K. Leek, R.L.S.
Indiana Registration No. 50480



Site Location Map
Scale: 1"=2000

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on 9-26, 1995.

President

Executive Director

PLAT RELEASE DATE: 9-26-95

Executive Director

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby lay-off plat and subdivide said real estate as shown and designates the same as Deer Lake Minor Subdivision.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement" (P.U. 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 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.

By: Patrick A. Blankenberger
Patrick A. Blankenberger
5998 St Wendell-Cynthiana Road
Poseyville, IN 47633

By: Beth Ann Blankenberger
Beth Ann Blankenberger
5998 St Wendell-Cynthiana Road
Poseyville, IN 47633

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

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 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 9th day of SEPTEMBER, 1995.

My Commission Expires:
March 17, 1998

Notary Public
MARK E. ICKHOFF
(typed or printed name)

Notary Resides in
VANDERBURGH
County, Indiana

GENERAL NOTES

Zoning: Lots 1 and 2 are currently zoned Ag. All abutting properties are zoned Ag.

Flood Plain Data: Per F.I.R.M. Panel Number 180256 0075 C, dated August 1, 1991 for Vanderburgh County, Indiana, a portion of the proposed subdivision is within the designated 100 year flood zone A.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Utilities: Water is available at the site.

On-site Sewage Disposal Systems have been approved by the Vanderburgh County Health Department for Lots 1 and 2. Lot 1 has a specific area reserved for septic system, installer should contact Health Dept. for consultation before construction.

Access: Lot 1 and Lot 2 have frontage along fisher Road, a dedicated county road and also have access from the 40 foot wide ingress/egress easement.

Easements: Existing recorded easements are as shown hereon. The 40' Public Utility, and private Ingress and Egress Easement is a previously existing easement.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

