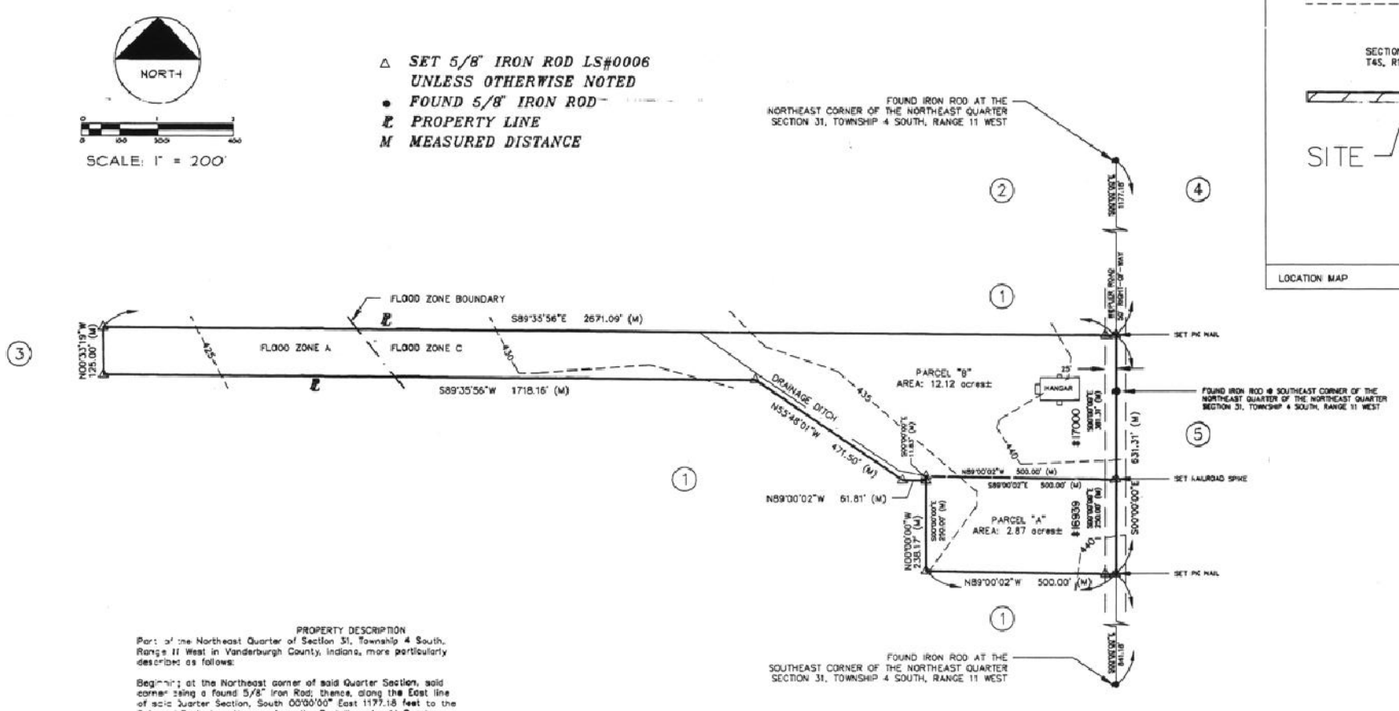
FRITCHLEY AERODROME MINOR SUBDIVISION

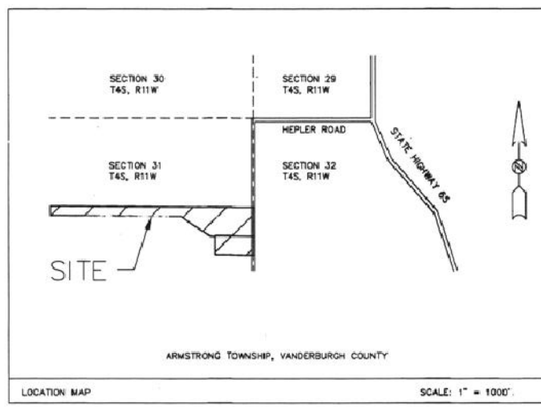
RECEIVED FOR RECORD
at 10:31 AM
JAN 22 1996
Plat Book P
Page 45
BETTY J. KERRIGAN RECORDER
VANDERBURGH COUNTY
CTRL. # 0069

P-45

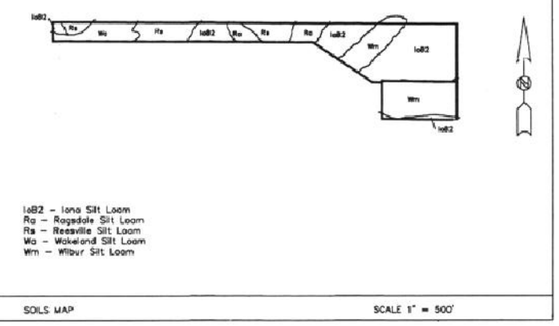
96-C1583

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 22 1996
AUDITOR #337





LOCATION MAP SCALE: 1" = 1000'



SOILS MAP SCALE 1" = 500'

PROPERTY DESCRIPTION

Part of the Northeast Quarter of Section 31, Township 4 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Quarter Section, said corner being a found 5/8" iron Rod; thence, along the East line of said Quarter Section, South 00°00'00" East 1177.18 feet to the Point of Beginning; thence along the East line of said Quarter Section

1st: South 00°00'00" West 631.31 feet; thence,

2nd: North 89°00'02" West 500.00 feet; thence,

3rd: North 00°00'00" West 238.17 feet; thence,

4th: North 89°00'02" West 61.81 feet; thence,

5th: North 55°48'01" West 471.50 feet; thence,

6th: North 89°35'56" West 1718.16 feet; thence,

7th: North 00°33'19" West 125.00 feet; thence,

8th: South 89°35'56" West 2671.09 feet to the Point of Beginning, containing 14.99 acres, more or less.

SUBJECT TO: The right-of-way of Hepler Road, 25.00 feet in width along the East line of the said Quarter Section.

PARCEL A

Part of the Northeast Quarter of Section 31, Township 4 South, Range 11 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Quarter Section, said corner being a found 5/8" iron Rod; thence, along the East line of said Quarter Section, South 00°00'00" East 1177.18 feet to the Point of Beginning; thence along the East line of said Quarter Section

1st: South 00°00'00" East 381.31 feet; thence,

2nd: North 89°00'02" West 500.00 feet; thence,

3rd: South 00°00'00" East 11.83 feet; thence,

4th: North 55°48'01" West 471.50 feet; thence,

5th: North 89°35'56" West 1718.16 feet; thence,

6th: North 00°33'19" West 125.00 feet; thence,

7th: South 89°35'56" West 2646.09 feet to the Point of Beginning, containing 12.12 acres, more or less.

SUBJECT TO: The right-of-way of Hepler Road, 25.00 feet in width along the East line of the said Quarter Section.

PARCEL B

Beginning at the Northeast corner of said Quarter Section, said corner being a found 5/8" iron Rod; thence, along the East line of said Quarter Section, South 00°00'00" East 1538.49 feet to the Point of Beginning; thence along the East line of said Quarter Section

1st: South 00°00'00" East 250.00 feet; thence,

2nd: North 89°00'02" West 500.00 feet; thence,

3rd: North 00°00'00" West 250.00 feet; thence,

4th: South 89°00'02" East 500.00 feet; to the Point of Beginning, containing 2.87 acres, more or less.

SUBJECT TO: The right-of-way of Hepler Road, 25.00 feet in width along the East line of the said Quarter Section.

GENERAL NOTES:

1. Owner/Developer: William C. Hepler , 16820 Hepler Road; Evansville, IN 47720
2. Utilities: Southern Indiana Gas and Electric services are available. German Township Water Department service is available from State Highway 65.
3. Erosion Control: Slopes 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 of 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.
4. Flood Plain Data: A portion of the property is located within Zone A (Explanation: Areas of 100-year flood; base flood elevations and flood hazard factors not determined) according to FIRM panel 180256-0075C for Vanderburgh County, Indiana dated August 5, 1991. Base Flood Elevation 423 and First Floor Elevation 425, per Vanderburgh County Building Commission, 10/30/95.
5. Soil Data: IoB2 – Iona Silt Loam, 2 to 6 percent slopes, eroded; Ra – Ragsdale Silt Loam; Rs – Reesville Silt Loam; Wa – Wakeland Silt Loam; Wm – Wilbur Silt Loam.
6. Zoned: Agricultural
7. Adjacent Property Owners:
   (1) William C. Hepler II; 16820 Hepler Road; Evansville, IN 47720
   (2) Malcolm and Mary A. Adler; 17400 Hepler Road; Haubstadt, IN 47639
   (3) Francis J. and Mary E. Martin; c/o Micheal H. and Rita Martin; 16701 Posey County Line Road; Poseyville, IN 47633
   (4) Joseph and Larine Rexing; 17111 Big Cynthiana Road; Haubstadt, IN 47639
   (5) James N. and Mary C. Baehl; 16900 Highway 65 North; Haubstadt, IN 47639

OWNERS CERTIFICATE

WILLIAM C. HEPLER , THE UNDERSIGNED OWNEROF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF,PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS FRITCHLEY AERODROME MINOR SUBDIVISION.

William C. Hepler

WILLIAM C. HEPLER , 16820 HEPLER ROAD, EVANSVILLE, IN 47720

STRIPS OF GROUND, OF THE WIDTHS 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.

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 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 INTERFEREWITH 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, PERSONNALY 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 NOTARY SEAL THIS 13th DAY OF November 19 95

MY COMMISSION EXPIRES 11/6/98 Patricia E. Keith NOTARY PUBLIC

Patricia E. Keith PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY

OFFICIAL SEAL
AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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.

SEAL Ralph A. Easley
INDIANA REG. NO. S 0006

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

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 AT A

MEETING HELD ON _____ 19____

PRESIDENT

PLAT RELEASE Barbara R. Cunningham 01-22-96
EXECUTIVE DIRECTOR

FRITCHLEY AERODROME
MINOR SUBDIVISION
HEPLER ROAD

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: D.L.M.	DATE OCTOBER 27, 1995	SHEET NO.
CHECKED BY: R.A.E.	PROJECT NO. S-5418	1 OF 1
SCALE: HORIZONTAL: 1"=200'	REVISIONS	