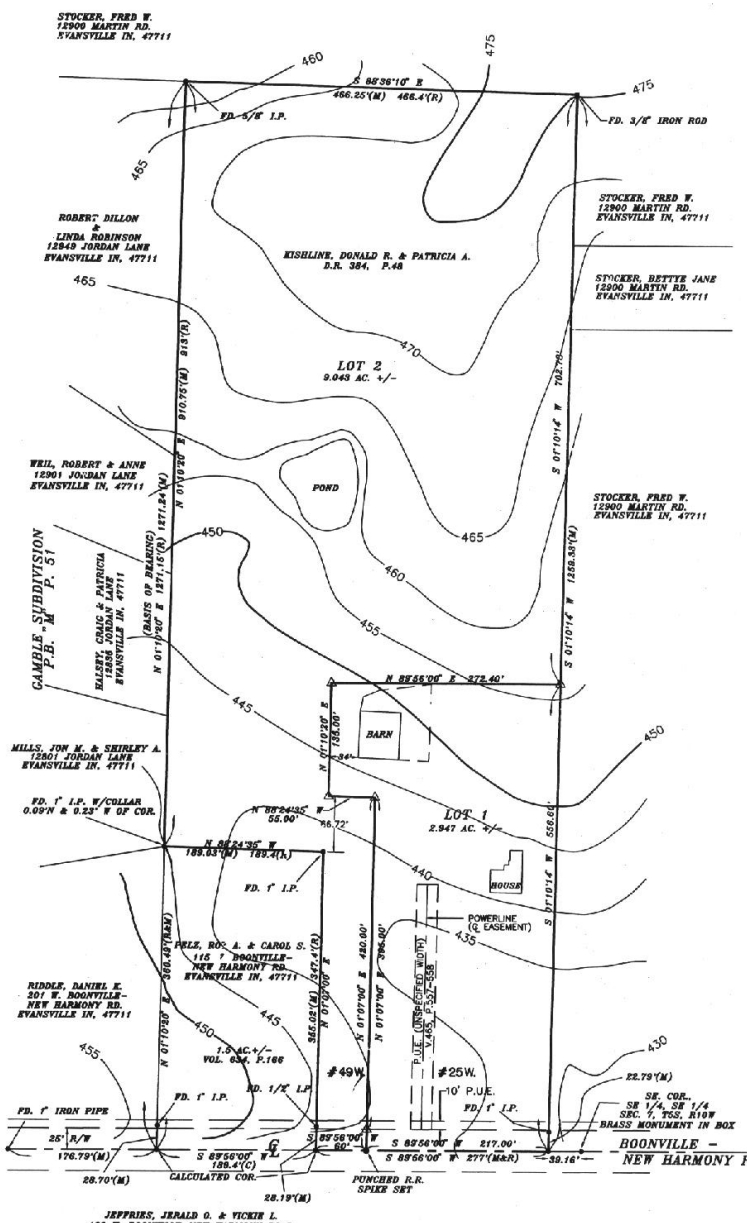
96-02778

KISHLINE ESTATES MINOR SUBDIVISION



RECEIVED FOR RECORD
at 8:48 A M
FEB. 6 1996
Plat Book P
Page 49
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
GRLA# 0003

N
0' 50' 100'
1" = 100'
DATE: 11-27-95

P-49

LEGEND

△	=	5/8" IRON ROD SET LS0006
I.P.	=	IRON PIPE
(M)	=	MEASURED
(R)	=	RECORDED
(C)	=	CALCULATED
FD.	=	FOUND
— —		FENCE LINE

LAND DESCRIPTION

Part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the South line of said Quarter, Quarter Section, said line also being the centerline of Boonville-New Harmony Road, said point being distant South 89°56'00" West 39.16 feet from the Southeast corner; thence along said South line

1st: South 89°56'00" West 277.00 feet; thence

2nd: North 01°07'00" East 355.02 feet to a 1" iron pipe; thence

3rd: North 88°24'35" West 189.03 feet to a point in the West line of Gamble Subdivison as per plat recorded in Plat Book "M", p. 51; thence along the West line of said subdivision

4th: North 01°10'20" East 810.75 feet to a 5/8" iron pipe in the North line of said Quarter, Quarter Section; thence along said North line

5th: South 88°36'10" East 466.25 feet to a 3/8" iron rod; thence

6th: South 01°10'14" West 1289.33 feet to the point of beginning, containing 11.990 acres more or less.

SUBJECT TO: The right-of-way for Boonville-New Harmony Road, 25 feet in width and lying Northerly of and adjacent to the 1st course.

SUBJECT TO: A public utility easement (Town of Darmstadt Sewer) 10' in width lying Northerly of and adjacent to the right-of-way of Boonville-New Harmony Road, as recorded in Deed Drawer 3, Card 5374.

SUBJECT TO: A public utility easement (S.I.G.E.CO.) of unspecified width running Northerly along a powerline from Boonville-New Harmony Road 292' in length, as recorded in Volume 465, Pages 557-558.

GENERAL NOTES

1. Owner/Developer: Donald R. & Patricia A. Kishline; 125 W. Boonville-New Harmony Road; Evansville, IN 47711
2. Utilities: Water (Evansville), gas, electric (S.I.G.E.CO.), and sanitary sewers (Darmstadt) are available at the site.
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: No portion of the property is located within the 100-year flood zone, according to FIRM panels 180256-0015 C and 180256-0055 C, dated August 5, 1991 for Vanderburgh County.
5. Soil Data: ZaC3 - Zanesville Silt Loam, HoB2 - Hosmer Silt Loam, St - Stendal Silt Loam
6. Zoned: Agricultural

PUBLIC UTILITY EASEMENTS

STRIPS OF GROUND, OF THE WIDTHS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" OR "P.U.E.", 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.

DRAINAGE EASEMENTS

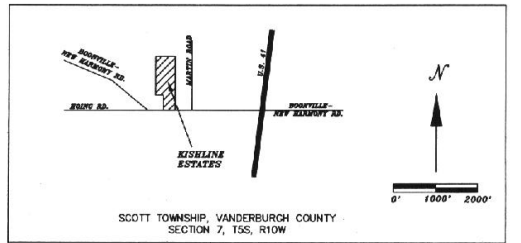
STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" OR "D.E." ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT THAT SUCH FACILITIES ARE NOT PLACED 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 INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

FEB 06 1996

AUDITOR

580



SCOTT TOWNSHIP, VANDERBURGH COUNTY
SECTION 7, T5S, R10W

SITE LOCATION SCALE: 1" = 2000'

OWNERS CERTIFICATE

DONALD R. & PATRICIA A. KISHLINE, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND HEREBY DESIGNATE IT AS KISHLINE ESTATES MINOR SUBDIVISION.

Donald R Kishline Exe
DONALD R. KISHLINE

Patricia A Kishline
PATRICIA A. KISHLINE

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS:

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONNALY APPEARED THE SAID OWNER AND SUBDIVIDER, WHO ACKNOWLEDGES THE EXECUTION OF THE FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, TO BE A VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARY SEAL THIS 4th DAY OF January 19 96

Patricia E Keith NOTARY PUBLIC

Patricia E. Keith PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY

MY COMMISSION EXPIRES 352890, 11/6/98

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
RALPH A. EASLEY, JR., RLS
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 B. Crum 02-05-96
EXECUTIVE DIRECTOR

KISHLINE ESTATES
MINOR SUBDIVISION
BOONVILLE - NEW HARMONY RD.

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: C.D.B.	DATE 12/18/95	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO: S-5441	1 OF 1
SCALE: 1" = 100'	REVISIONS	