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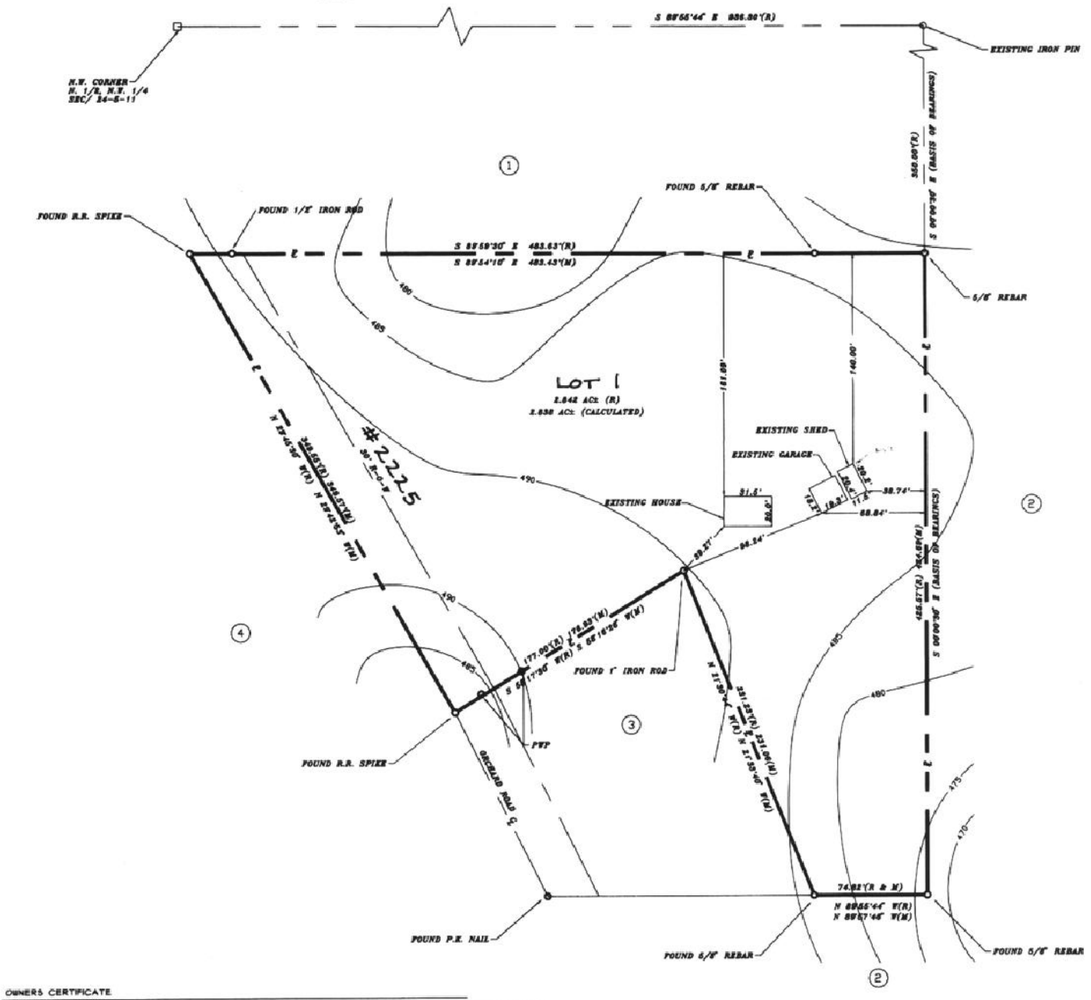
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BETTY J. HEBERLEIN RECORDER
VANDERBURGH COUNTY
0016

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 31 1996

Suzanne M. Crouch
AUDITOR # 2803

FAST LANE ESTATES MINOR SUBDIVISION



General Notes:

1. Owners/Developer: Jeffery S. Pritchett; 869 Greenview Dr.; Evansville, IN 47711
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. Garrman Twp District water is available. Sewers will have to be septic/filed bed with permit by the Board of Health.
3. Erosion Control: Slopes OVER 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 18025 0075 C dated August 5, 1991.
5. Zoning: The above described property is zoned AG.
6. Adjacent property owners:
   (1) Marie A. Stratman; 2241 Orchard Rd.; Evansville, IN 47720
   (2) Max David and Susan Helen Smith; 2205 Orchard Rd.; Evansville, IN 47720
   (3) Jimmie Gene and Carolyn L. Rail; 2215 Orchard Road; Evansville, IN 47720
   (4) Francis E. and Marilyn Bittner; 11009 N. St. Joseph Ave.; Evansville, IN 47720

* ACCESS NOT AVAILABLE TO PARENT PARCEL FOR BUILDING HOME SITE.

LAND DESCRIPTION

Part of the North half of the Northwest Quarter of Section 24, Township 5 South, Range 11 West, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 5/8" rebar 936.30 feet South 89°55'44" East and 350.00 feet South 00°00'30" East from the Northwest Corner of said Half Quarter Section; thence continuing

1st: South 00°00'30" East 424.89 feet to a 5/8" rebar; thence

2nd: North 89°57'48" West and parallel with the North line of said Half Quarter Section 74.82 feet to a 5/8" rebar; thence

3rd: North 21°33'40" West 231.08 feet to an iron rod; thence

4th: South 58°16'28" West 178.93 feet to a point in the center of Orchard Road; thence along the centerline of said road

5th: North 29°43'53" West 349.57 feet; thence

6th: South 89°34'10" East 483.43 feet to the place of beginning, containing 2.838 acres, more or less.

OWNERS CERTIFICATE

JEFFREY S. PRITCHETT, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS FAST LANE ESTATES MINOR SUBDIVISION.

JEFFERY S. PRITCHETT, 869 GREENVIEW DR, EVANSVILLE, IN 47711 (812) 424-3493

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 28th DAY OF May, 1996.

MY COMMISSION EXPIRES 11/6/98

Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF 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.

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

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

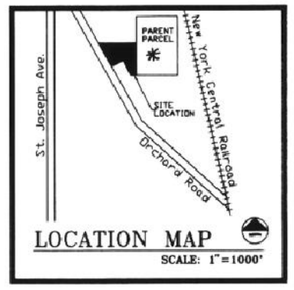
AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 May 9, 1996.

PRESIDENT

PLAT RELEASE Barbara D. Cunningham
EXECUTIVE DIRECTOR



P-62

FAST LANE ESTATES MINOR SUBDIVISION
ORCHARD ROAD

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

DRAWN BY: A.G.L.	DATE 5-2-96	SHEET NO.:
CHECKED BY: R.A.E.	PROJECT NO. S-5573	1 OF 1
SCALE: 1" = 50'	REVISIONS	