Replat of Lot 1 in Berg Acres Minor Bk. MS Pg. 155 & Replat of Lot 5 in Geo. Reherman Subdivision Bk. H Pg. 4

95-15198

SHORE BELOW MINOR SUBDIVISION

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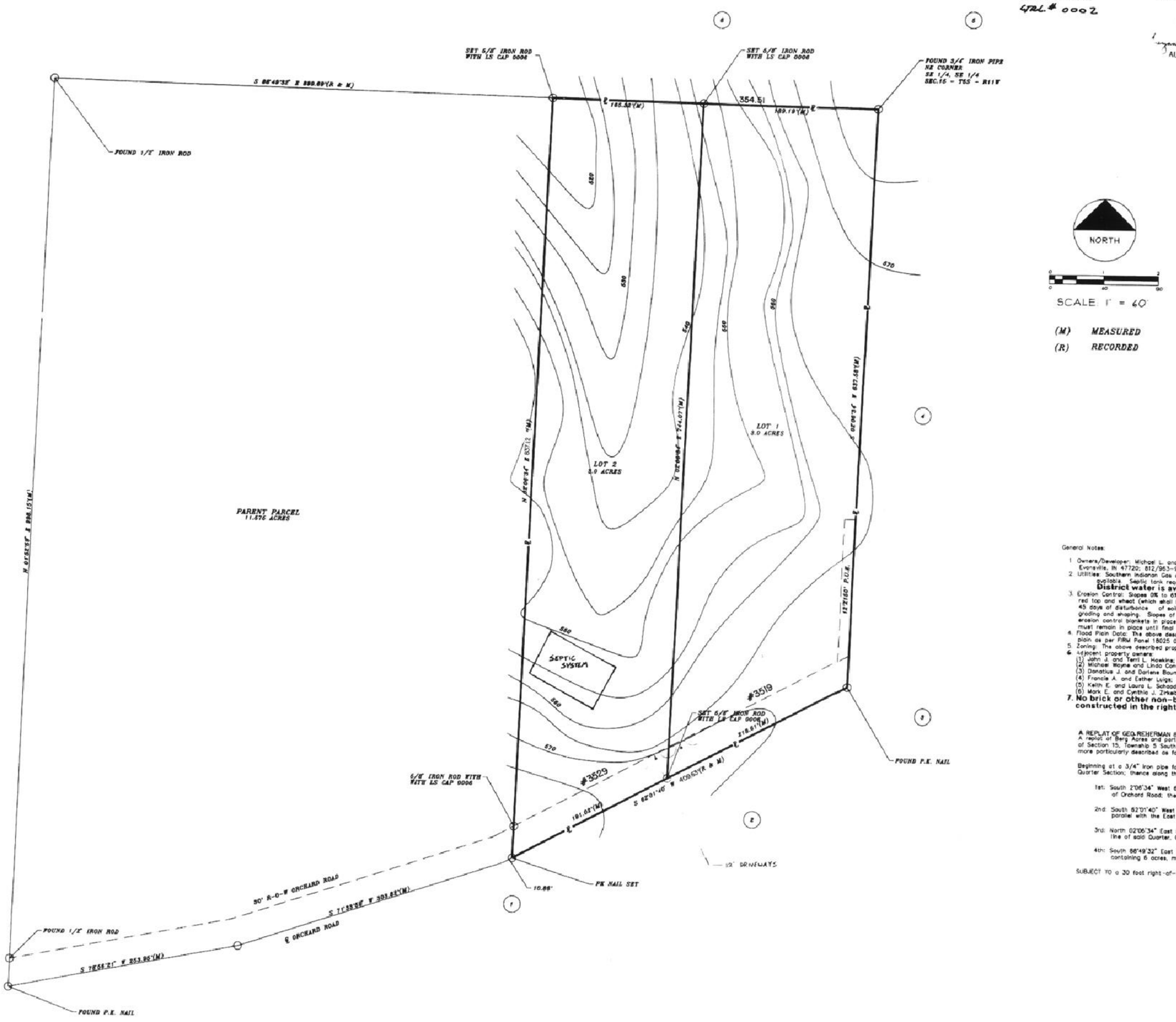
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
FEE # 0002

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUN 19 1996
AUDITOR
#3252



OWNERS CERTIFICATE

MICHAEL L. AND CHRISTA L. SHORE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, DO OFFER PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES IT AS SHORE BELOW MINOR SUBDIVISION.

Christa L. Shore Michael L. Shore

MICHAEL L. AND CHRISTA L. SHORE; 4601 HAPPE ROAD; EVANSVILLE, IN 47720

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 12th DAY OF June, 96
MY COMMISSION EXPIRES May 27, 2002
Patricia E. Keith NOTARY PUBLIC
Patricia E. Keith PRINTED NAME
A RESIDENT OF Vanderburgh COUNTY

SEAL

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

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 _____

PRESIDENT

PLAT RELEASE JUNE 18, 1996
Barbara L. Cavanaugh
EXECUTIVE DIRECTOR

P-64

General Notes:

1. Owners/Developer: Michael L. and Christa L. Shore; 4601 Happe Road; Evansville, IN 47720; 812/963-9543
2. Utilities: Southern Indiana Gas and Electric Company gas and electric are available. Septic tank required. **German Township Water District water is available.**
3. Erosion Control: Slopes 0% to 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) John J. and Terri L. Hoskins; 3610 Orchard Road; Evansville, IN 47720
   (2) Michael Wayne and Linda Conway; 3530 Orchard Road; Evansville, IN 47720
   (3) Donatius J. and Darlene Baumgart; 3434 Orchard Road; Evansville, IN 47720
   (4) Francis A. and Esther Lurgs; 3435 Orchard Road; Evansville, IN 47720
   (5) Keith E. and Laura L. Schaad; 4624 Trafalgar; Evansville, IN 47714
   (6) Mark E. and Cynthia J. Zirkelbach; 3441 Orchard Road; Evansville, IN 47720
7. **No brick or other non-breakaway structures are to be constructed in the right of way.**

* NO HOME LARGER THAN THREE (3) BEDROOMS TO BE CONSTRUCTED ON SITE.

LAND DESCRIPTION

A REPLAT OF GEO. REHERMAN #4
A replat of Berg Acres and part of the Southeast Quarter, Southeast Quarter of Section 15, Township 5 South, Range 11 West, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 3/4" iron pipe found at the Northeast corner of said Quarter, Quarter Section; thence along the east line of said Quarter, Quarter Section

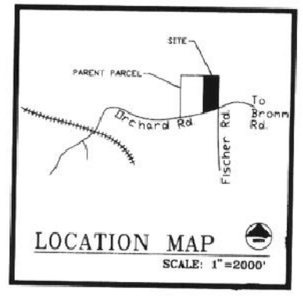
1st: South 2°06'34" West 837.58 feet to a PK nail set in the centerline of Orchard Road; thence along said centerline

2nd: South 82°01'40" West 409.63 feet to a PK nail set; thence parallel with the East line of said Quarter, Quarter section

3rd: North 02°06'34" East 837.12 feet to 5/8" iron rod in the North line of said Quarter, Quarter section; thence along said North line

4th: South 86°49'32" East 354.51 feet to the point of beginning, containing 6 acres, more or less.

SUBJECT TO a 30 foot right-of-way North of Orchard Road.



LOCATION MAP
SCALE: 1"=2000'

SHORE BELOW MINOR SUBDIVISION ORCHARD ROAD

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

DRAWN BY: A.C.L.	DATE 5-8-96	SHEET NO.
CHECKED BY: R.A.E.	PROJECT NO: S-4732	1 OF 1
SCALE: 1" = 40'	REVISIONS	