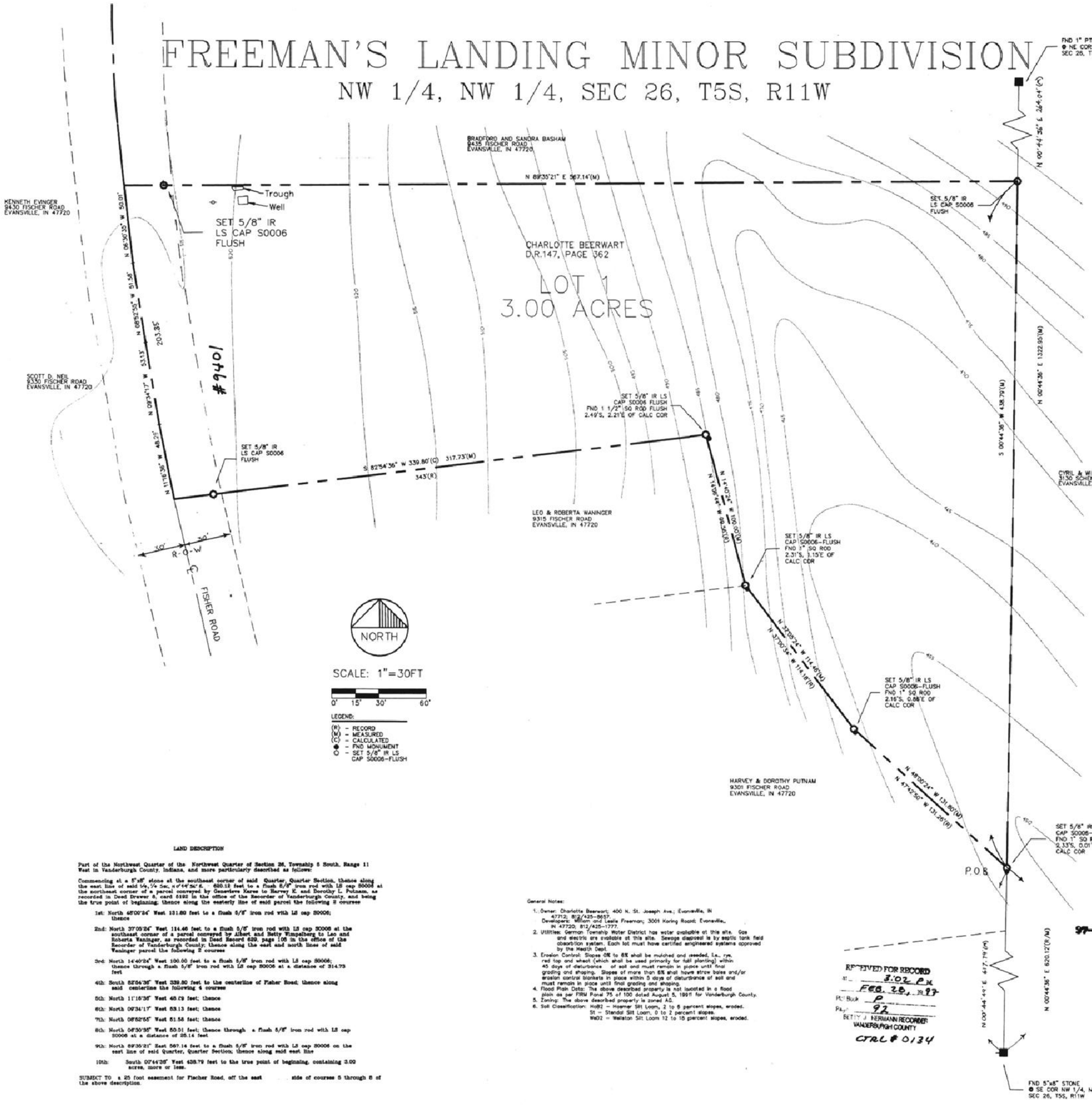
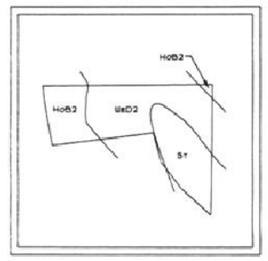
FREEMAN'S LANDING MINOR SUBDIVISION

NW 1/4, NW 1/4, SEC 26, T5S, R11W





LOCATION MAP
SCALE 1" = 1000'



SOILS MAP
N.T.S.

OWNERS CERTIFICATE

CHARLOTTE BEERWART, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON LAYOFF PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATES IT AS FREEMAN'S LANDING MINOR SUBDIVISION.

Charlotte Beerwart
CHARLOTTE BEERWART; 400 N. ST. JOSEPH AVENUE, EVANSVILLE, IN 47712

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, 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 February 19 97
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
OFFICIAL SEAL

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

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 [illegible]

PRESIDENT
Barbara L. Cunningham
EXECUTIVE DIRECTOR

PLAT RELEASE 2-28-97

LAND DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 26, Township 5 South, Range 11 West in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 5"x8" stone at the southeast corner of said Quarter, Quarter Section, thence along the east line of said 1/4, 1/4 Sec, N 0°44'36" E, 820.12 feet to a flush 5/8" iron rod with LS cap S0006 at the northeast corner of a parcel conveyed by Genevieve Kaese to Harvey E. and Dorothy L. Putnam, as recorded in Deed Drawer 8, card 5182 in the office of the Recorder of Vanderburgh County, and being the true point of beginning; thence along the easterly line of said parcel the following 2 courses

1st: North 48°00'24" West 131.80 feet to a flush 5/8" iron rod with LS cap S0006; thence

2nd: North 32°09'24" West 114.48 feet to a flush 5/8" iron rod with LS cap S0006 at the southeast corner of a parcel conveyed by Albert and Betty Wingalberg to Leo and Roberta Waninger, as recorded in Deed Record 629, page 106 in the office of the Recorder of Vanderburgh County; thence along the east and north lines of said Waninger parcel the following 2 courses

3rd: North 14°40'24" West 100.00 feet to a flush 5/8" iron rod with LS cap S0006; thence through a flush 5/8" iron rod with LS cap S0006 at a distance of 314.73 feet

4th: South 82°54'36" West 339.80 feet to the centerline of Fisher Road; thence along said centerline the following 6 courses

5th: North 11°16'36" West 48.29 feet; thence

6th: North 09°34'17" West 53.13 feet; thence

7th: North 08°52'55" West 51.58 feet; thence

8th: North 06°30'35" West 50.01 feet; thence through a flush 5/8" iron rod with LS cap S0006 at a distance of 25.14 feet

9th: North 89°35'21" East 567.14 feet to a flush 5/8" iron rod with LS cap S0006 on the east line of said Quarter, Quarter Section; thence along said east line

10th: South 00°44'36" East 438.79 feet to the true point of beginning, containing 3.02 acres, more or less.

SUBJECT TO a 25 foot easement for Fischer Road, off the east side of courses 6 through 8 of the above description.

General Notes:

1. Owner: Charlotte Beerwart; 400 N. St. Joseph Ave.; Evansville, IN 47712, 812/425-5657.
   Developers: William and Leslie Freeman; 3009 Koring Road; Evansville, IN 47720, 812/425-1777.
2. Utilities: German Township Water District has water available at this site. Gas and electric are available at this site. Sewage disposal is by septic tank field absorbtion system. Each lot must have certified engineered systems approved by the Health Dept.
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 75 of 100 dated August 5, 1991 for Vanderburgh County.
5. Zoning: The above described property is zoned AG.
6. Soil Classification: HoB2 — Hosmer Silt Loam, 2 to 6 percent slopes, eroded.
   St — Standal Silt Loam, 0 to 2 percent slopes.
   WeD2 — Wellston Silt Loam 12 to 18 percent slopes, eroded.

RECEIVED FOR RECORD
AT 3:02 P.M.
FEB. 28, 1997
PLT Book P
Page 92
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
CTRL # 0134

97-04763

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 28 1997
Suzanne M. Crouch
AUDITOR
#1066

RALPH A. EASLEY, JR. REGISTERED No. 12892 STATE OF INDIANA PROFESSIONAL ENGINEER

P-92

FREEMAN'S LANDING MINOR SUBDIVISION
WILLIAM AND LESLIE FREEMAN
NW 1/4, NW 1/4 SEC 26, T5S, R11W

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

DRAWN BY: ACL	DATE: JAN 10, 1997	SHEET NO:
CHECKED BY: RAE	PROJECT NO: 5814	1 OF 1
SCALE: 1" = 30FT	REVISIONS 2-7-97 ACL	