97-25507

RECEIVED FOR RECORD
at 2:32 P.M.
SEPT. 19, 1997
Plat Book P
Page 122
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
CRL# 0112

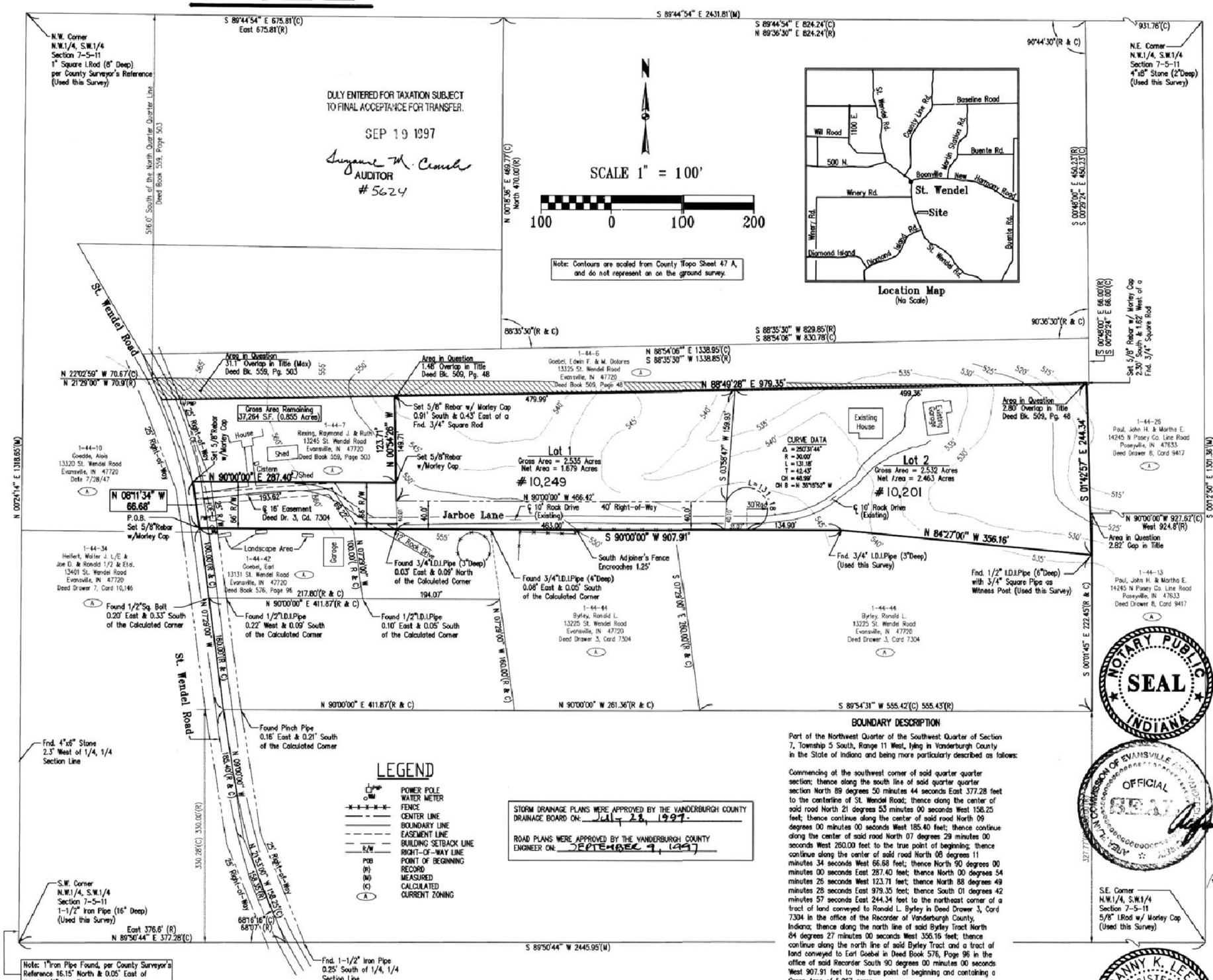
P-122

Jarboe Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

SEP 19 1997

Suzanne M. Crouch
AUDITOR
#5624



LEGEND

- POWER POLE
- WM WATER METER
- FENCE
- CENTER LINE
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY LINE
- POB POINT OF BEGINNING
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- (A) CURRENT ZONING

STORM DRAINAGE PLANS WERE APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD ON: July 28, 1997.

ROAD PLANS WERE APPROVED BY THE VANDERBURGH COUNTY ENGINEER ON: SEPTEMBER 9, 1997

BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 7, Township 5 South, Range 11 West, lying in Vanderburgh County in the State of Indiana and being more particularly described as follows:

Commencing at the southwest corner of said quarter quarter section; thence along the south line of said quarter quarter section North 89 degrees 50 minutes 44 seconds East 377.28 feet to the centerline of St. Wendel Road; thence along the center of said road North 21 degrees 53 minutes 00 seconds West 158.25 feet; thence continue along the center of said road North 09 degrees 00 minutes 00 seconds West 185.40 feet; thence continue along the center of said road North 07 degrees 29 minutes 00 seconds West 260.00 feet to the true point of beginning; thence continue along the center of said road North 08 degrees 11 minutes 34 seconds West 66.68 feet; thence North 90 degrees 00 minutes 00 seconds East 287.40 feet; thence North 00 degrees 54 minutes 26 seconds West 123.71 feet; thence North 88 degrees 49 minutes 28 seconds East 979.35 feet; thence South 01 degrees 42 minutes 57 seconds East 244.34 feet to the northeast corner of a tract of land conveyed to Ronald L. Byrley in Deed Drawer 3, Card 7304 in the office of the Recorder of Vanderburgh County, Indiana; thence along the north line of said Byrley Tract North 84 degrees 27 minutes 00 seconds West 356.16 feet; thence continue along the north line of said Byrley Tract and a tract of land conveyed to Earl Goebel in Deed Book 576, Page 96 in the office of said Recorder South 90 degrees 00 minutes 00 seconds West 907.91 feet to the true point of beginning and containing a Gross Area of 5.067 acres.

Subject to a 25-foot right-of-way for St. Wendel Road off the entire west side thereof.

Subject to a 16-foot easement for Ingress and Egress as described in Deed Drawer 3, Card 7304 and described in Deed Drawer 3, Card 10,141.

Subject to all other easements and rights-of-ways of record.

GENERAL NOTES

Zoning: The subject property is currently zoned Agricultural (A). The abutting property is zoned as shown hereon.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0075 C, dated August 5, 1991, this proposed subdivision does not lie within that Special Flood Zone A.

Minimum First Floor Elevation: First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Access: Lots 1 and 2 shall access and shall be responsible for the maintainance of Jarboe Lane. Jarboe Lane is to be privately maintained roadway.

Utilities: Water is available to be extended to the site. (German Township Water District)

Easements: Existing recorded easements are as shown hereon.

Basements: Any basements must be approved by the Vanderburgh County building Commissioner.

The location of existing underground utilities must be determined by the utility prior to beginning any type of construction.

Temporary Erosion Control: (during construction)

Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

When Road is improved according to "Minor Drive" standard, owners should take care to preserve existing drainage patterns.

Piped drive crossing of "Natural Watercourse" could result in obstruction if pipe is not sized properly and an emergency overflow should be created by depressing pavement over the top of the new pipe and installing headwalls.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon does hereby plat and subdivide said real estate as shown and designates the same as Jarboe Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

By: Dick Jarboe
Dick J. Jarboe
13235 St. Wendel Road
Evansville, IN 47720

By: Karen Jarboe
Karen Jarboe
13235 St. Wendel Road
Evansville, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 11th day of September, 1997

My Commission Expires: 9-16-98

Deborah J. Masterson
Notary Public
Deborah J. Masterson
(typed or printed name)

Notary Resides/in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 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 JULY 2, 1997

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL INDIANA

Alfred H. Bana, Jr. Barbara L. Cunningham
President Attest: Executive Director

Secondary Plat complies with the Ordinance and is released for recording.

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: SEPT. 19, 1997

SURVEYOR'S CERTIFICATE

I, Danny K. Leek, do hereby certify that I am a 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 locations as noted.

Witness my hand and seal this 11th day of SEPTEMBER, 1997

Danny K. Leek
Danny K. Leek, R.L.S.
Indiana Registration No. S0480

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

FOR Application APPEARING TO THIS DEED
SEE MISC. DRAWER 5 CARD 970
•1998R0001940 DATE 5-6-98
ATTEST: BETTY J. HERMANN, RVG
BY Rebecca J. Parkhurst DEPUTY

97-25507-4