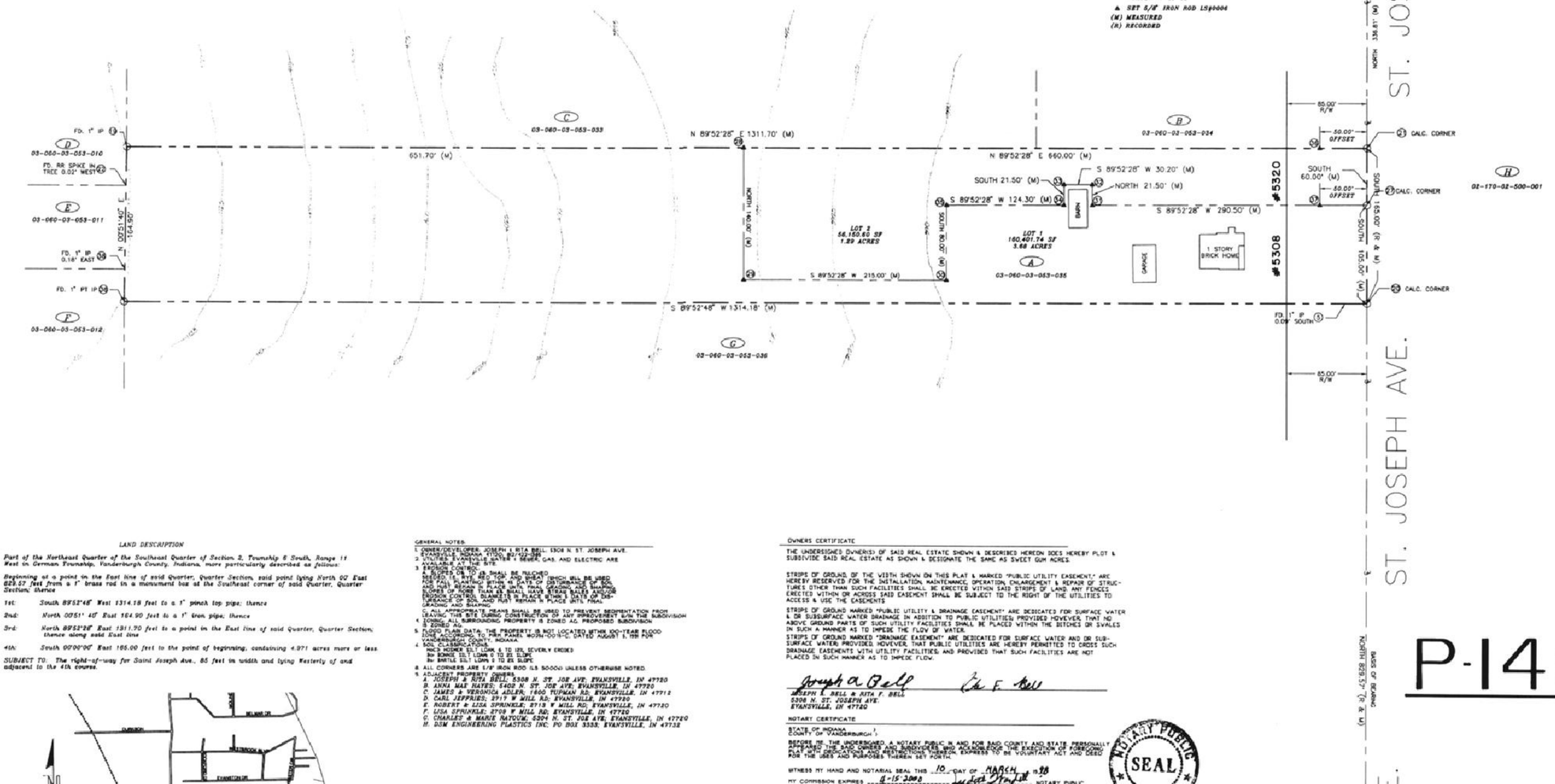
98-08671

RECEIVED FOR RECORD
at 12:26 P.M.
March 20 1998
Plat Book D
Page 146
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
Cntr # 2053

SWEET GUM ACRES

1323
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR 20 1998
AUDITOR



LAND DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 6 South, Range 11 West in German Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said Quarter, Quarter Section, said point lying North 02 East 829.07 feet from a 1" brass rod in a monument box at the Southeast corner of said Quarter, Quarter Section; thence

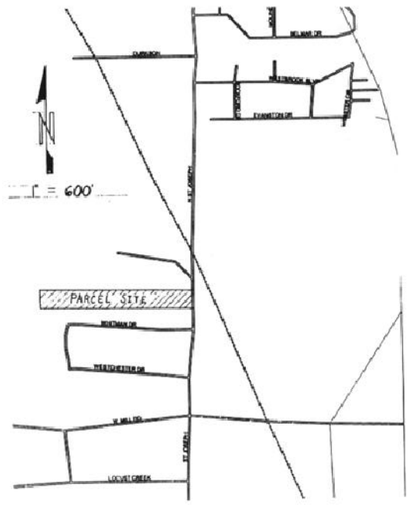
1st: South 89°52'48" West 1314.18 feet to a 5" pinch top pipe; thence

2nd: North 00°51' 40" East 164.90 feet to a 1" iron pipe; thence

3rd: North 89°52'28" East 1311.70 feet to a point in the East line of said Quarter, Quarter Section; thence along said East line

4th: South 00°00'00" East 165.00 feet to the point of beginning, containing 4.971 acres more or less.

SUBJECT TO: The right-of-way for Saint Joseph Ave., 85 feet in width and lying Westerly of and adjacent to the 4th course.



GENERAL NOTES

1. OWNER/DEVELOPER: JOSEPH L RITA BELL 5308 N. ST. JOSEPH AVE. EVANSVILLE, INDIANA 47720 812/422-3881
2. UTILITIES: EVANSVILLE WATER & SEWER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. BLOCKS 1-8, 12-23, SHALL BE PLOWED
   B. REQUIRED EMERGENCY TURN AND BUFFER STRIPS WHICH WILL BE USED AS TEMPORARY EROSION CONTROL MEASURES ARE AS FOLLOWS: ALL TRAILS ARE TO BE PLOWED ACROSS THE SLOPE OF CONSTRUCTED SWALES. SLOPES OF ROAD THAN 6% SHALL HAVE STRAW BALES AS EROSION CONTROL PLACED IN PLACE EVERY 100 FEET DOWN THE DRAINAGE OF SOIL AND FRUIT REMAIN IN PLACE UNTIL FINAL GRADING AND SEALING.
   C. ALL APPROPRIATE MEANS SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THIS SITE DURING CONSTRUCTION OF ANY IMPROVEMENT ON THE SUBDIVISION
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION ZONED AG.
5. FLOOD PLAIN DATA: THIS PROPERTY IS NOT LOCATED WITHIN 100-YEAR FLOOD HAZARD AREA, AS PER PANEL NO. 180190 0010 C, DATED AUGUST 5, 1981 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   MuC3 MOSHER SILT LOAM, 6 TO 12% SEVERLY ERODED
   BeA BONNIE SILT LOAM 0 TO 2% SLOPE
   BeB BONNIE SILT LOAM 2 TO 6% SLOPE
7. ALL CORNERS ARE 1/8" IRON ROD ILS 50-00-0 UNLESS OTHERWISE NOTED.
8. ADJACENT PROPERTY OWNERS:
   A. JOSEPH & RITA BELL; 5308 N. ST. JOE AVE. EVANSVILLE, IN 47720
   B. ANNA MAE HAYES; 5402 N. ST. JOE AVE. EVANSVILLE, IN 47720
   C. JAMES & VERONICA ADLER; 1600 TUPMAN RD. EVANSVILLE, IN 47712
   D. CARL JEFFRIES; 3917 W MILL RD. EVANSVILLE, IN 47720
   E. ROBERT & LIZA SPRINKLE; 3713 W MILL RD. EVANSVILLE, IN 47720
   F. LISA SPRINKLE; 3708 W MILL RD. EVANSVILLE, IN 47720
   G. CHARLES & MARIE NATOUR; 5304 N. ST. JOE AVE. EVANSVILLE, IN 47720
   H. DSM ENGINEERING PLASTICS INC. PO BOX 3333; EVANSVILLE, IN 47733

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER(S) OF SAID REAL ESTATE SHOWN & DESCRIBED HEREON DOES HEREBY PLOT & SUBDIVIDE SAID REAL ESTATE AS SHOWN & DESIGNATE THE SAME AS SWEET GUM ACRES.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT & MARKED "PUBLIC UTILITY EASEMENTS" ARE HEREBY RESERVED FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT & REPAIR OF STRUCTURES OTHER THAN SUCH FACILITIES SHALL BE ERECTED WITHIN SAID STRIPS OF LAND. ANY FENCES ERECTED WITHIN OR ACROSS SAID EASEMENT SHALL BE SUBJECT TO THE RIGHT OF THE UTILITIES TO ACCESS & USE THE EASEMENTS

STRIPS OF GROUND MARKED "PUBLIC UTILITY & DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER & OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES PROVIDED HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH UTILITY FACILITIES SHALL BE PLACED WITHIN THE DITCHES OR SWALES IN SUCH A MANNER AS TO IMPEDE THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER) PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE FLOW.

Joseph A Bell Rita F. Bell

JOSEPH L. BELL & RITA F. BELL
5308 N. ST. JOSEPH AVE.
EVANSVILLE, IN 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JOSEPH L. BELL & RITA F. BELL OWNERS AND ACKNOWLEDGED AND ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT AND EACH DID FOR HIMSELF AND HERSELF EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10 DAY OF MARCH 1998

MY COMMISSION EXPIRES 6-15-2000 Judith Woodall NOTARY PUBLIC

Judith Woodall PRINTED NAME

A RESIDENT OF Vanderburgh COUNTY

NOTARY PUBLIC SEAL INDIANA

SURVEYORS CERTIFICATE

I, RALPH A. EASLEY, AS HEREBY CERTIFY, THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

RALPH A. EASLEY
REGISTERED LAND SURVEYOR
INDIANA REG. NO. S 0006

RALPH A. EASLEY 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 ____ APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, AT A MEETING HELD ON ____.

Lloyd H. Bonar, Jr. EXECUTIVE DIRECTOR
Barbara L. Cummings EXECUTIVE DIRECTOR

PLAT RELEASE March 20, 1998

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1135 W. MILL ROAD EVANSVILLE, INDIANA 47710

SWEET GUM ACRES
MINOR SUBDIVISION
VANDERBURGH CO., IN

DRAWN BY	J.E.S.
CHECKED	R.A.E.
SCALE	1" = 60'
DATE	1-20-98
PROJECT NO.	#25
REVISIONS	
SHEET NO.	

P-146

4-MS-98

SE CORNER NE 1/4 OF SE 1/4 SEC2-T6S-R11W
3 1" BRASS ROD IN BOX

(in W 10' 45'828 HUNCH PAVING AS SHOWN)

For easement Applying to Lot 2
See Deed Drawer 11 card 8301

C:\LOCBELL\MINOR Mon Mar 9 16:02:20 1998 EASLEY ENGINEERING, INC.