PRIMARY PLAT OF BLESSED ACRES
PART OF THE NE 1/4, SW 1/4, SECTION 5, T6S, R11W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 06 1998

Suzanne M. Crouch
AUDITOR

5514

VANDERBURGH COUNTY
BETTY J. HERMANN, RECORDER

1998R00026304

1998-08-06 15:43:44

RECORDING FEE: 18.00
PAGES: 1

NW COR. NE 1/4, SW 1/4 SEC. 5, T6S, R11W

S 00°00'00" E 649.11'

25'

N 89°24'24" E 616.49'(M)

N 89°24'24" E 1057.49'(M)

N 89°24'24" E 441.01'(M)

3/4" IRON ROD

A 3-58-6

E 3-58-5

D TRACT 1 3-58-7 4.8639 AC± FPG=435'

D TRACT 2 3-58-7 4.8361 AC± FPG=435'

100 YR. FLOOD CONTOUR

433 100 YR. FLOOD CONTOUR

BARN

GARAGE

BARN

HOUSE

S 32°36'42" W 512.24'(M)
S 24°36'42" E 512.24'(M)

S 30°43'50" W 732.18'(RM&M)

B 3-58-24

C 3-58-8

N 83°42'12" W 464.86'(M)

#7707

#7601

S NEW HARMONY ROAD

40' R/W

N 83°42'12" W 7.24'(M)

N 63°08'20" W 50.02'(M)

N 62°11'03" W 49.99'(M)

N 60°28'13" W 50.00'(M)

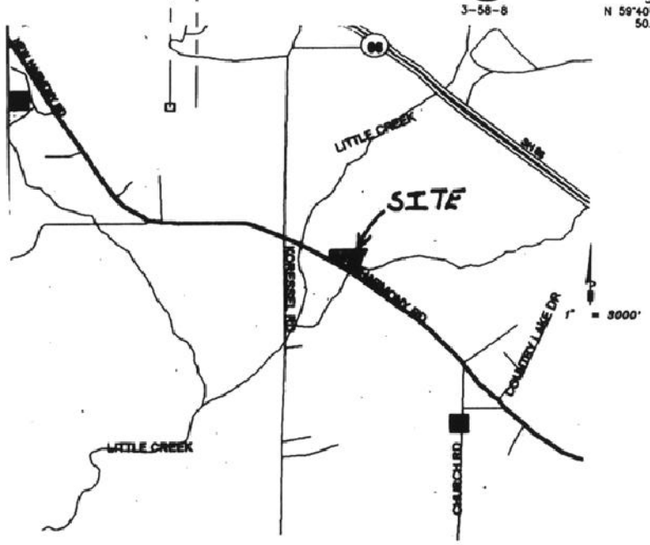
N 59°40'29" W 50.02'(M)

N 58°18'46" W 50.00'(M)

N 56°30'03" W 50.35'(M)

5/8" IRON ROD

NOTICE:
CITY WATER IS AVAILABLE TO THE LOTS IN THIS SUBDIVISION IF FRONT FOOTAGE FEES AND WATER CONNECTION FEES ARE PAID



1" = 3000'

1" = 100'
DATE: 6-18-98

▲ SET 5/8" IRON ROD LS0006
○ SET PK NAIL
□ FD. VANDERBURGH COUNTY SURVEY MARKER
(M) MEASURED
(R) RECORDED

GENERAL NOTES:

1. OWNER/DEVELOPER: RANDY AND DANA CLAYTON: 7601 NEW HARMONY ROAD EVANSVILLE, INDIANA 47720, 812/963-4288
2. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE.
3. EROSION CONTROL:
   A. SLOPES 0% TO 6% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP, AND WHEAT (WHICH WILL BE USED FOR FALL PLANTING) WITHIN 5 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.
   B. DITCH GRADING: SLOPES OF 0% TO 2% SHALL BE MULCHED AND SEEDED WITHIN 5 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 2% TO 9% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 9% REQUIRE RIP-RAP, CONCRETE CHANNEL LINER OR OTHER APPROVED (BY VANDERBURGH COUNTY DRAINAGE BOARD) STABILIZATION AT COMPLETION OF DITCH GRADING IF TOTAL DITCH LENGTH AT THAT POINT IS GREATER THAN 100 FEET.
   C. ALL APPROPRIATE MEANS SHALL BE USED TO PREVENT SEDIMENTATION FROM LEAVING THIS SITE DURING CONSTRUCTION OF ANY IMPROVEMENT W/IN THE SUBDIVISION
4. ZONING: ALL SURROUNDING PROPERTY IS ZONED AG. PROPOSED SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE A ACCORDING TO FIRM PANEL 180254 0015 C, DATED AUGUST 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   HoB2: HOSMER SILT LOAM, 2 TO 6% ERODED
   St: STENDAL SILT LOAM, 0 TO 2% SLOPES
   Wm: WILBUR SILT LOAM, 0 TO 2% SLOPES
   ZeD3: ZANESVILLE SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED.
7. ALL CORNERS ARE 5/8" IRON ROD (LS 50006) UNLESS OTHERWISE NOTED.
8. ADJACENT PROPERTY OWNERS:
   A. ANTOINETTE BERENDES; 601 NEW HARMONY RD., EVANSVILLE, IN. 47720.
   B. CHET & RUTH FROELICH; 7545 NEW HARMONY RD.; EVANSVILLE, IN. 47720.
   C. CRAIG & JERI SPALDING; 7620 NEW HARMONY RD.; EVANSVILLE, IN. 47720.
   D. RANDY & DANA CLAYTON; 7601 NEW HARMONY RD., EVANSVILLE, IN 47720.
   E. COLLEEN DOERNER MUELLER; 806 MARX RD.; EVANSVILLE, IN. 47720.

OWNERS 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 "BLESSED ACRES". ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

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 TO REMOVAL BY A PUBLIC UTILITY, WITHOUT LIABILITY, IN THE USE OF SAID EASEMENT BY SAID UTILITY.

STRIPS OF GROUND MARKED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE IN ADDITION TO PUBLIC UTILITIES, PROVIDED, HOWEVER, THAT NO ABOVE GROUND PARTS OF SUCH FACILITIES SHALL BE PLACED WITHIN THE BANKS OF DRAINAGE 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 DRAINAGE 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 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 A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

RANDY CLAYTON — DANA CLAYTON

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 4 DAY OF August 1998

MY COMMISSION EXPIRES 4-15-2000

Judith Woodall NOTARY PUBLIC
JUDITH WOODALL PRINTED NAME
A RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

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; THAT THE PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JULY 15, 1998; THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

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

RALPH A. EASLEY, JR. 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 COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON _____ 19____

PRESIDENT _____ EXECUTIVE DIRECTOR _____

PLAT RELEASE Aug. 6, 1998 Barbara D. Cunningham EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OFFICIAL SEAL VANDERBURGH COUNTY

LAND DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 5, Township 6 South, Range 11 West in German Township in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a Vanderburgh County Survey Monument at the Northwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section, South 00°00'00" West 649.11 feet to the Northwest corner of the South Half of said Quarter, Quarter Section; thence along the North line of said Half Quarter, Quarter Section, North 89°24'24" East 25.00 feet to a flush 5/8" iron rod with LS cap S0006 at the true point of beginning; thence continuing along the same line

1st: North 89°24'24" East 1057.49 feet to a 3/4" iron rod; thence

2nd: South 30°43'50" West 732.18 feet to a PK nail in the centerline of New Harmony Road; thence along said centerline for the following 7 (seven) courses

3rd: North 56°30'03" West 50.35 feet to a PK nail; thence

4th: North 58°18'46" West 50.00 feet to a PK nail; thence

5th: North 59°40'29" West 50.02 feet to a PK nail; thence

6th: North 60°28'13" West 50.00 feet to a PK nail; thence

7th: North 62°11'03" West 49.99 feet to a PK nail; thence

8th: North 63°08'20" West 50.02 feet to a PK nail; thence

9th: North 63°42'12" West 472.10 feet to a PK nail; thence parallel with the West line of said Half Quarter, Quarter Section

10th: North 00°00'00" East 259.38 feet to the true point of beginning, containing 9.500 acres more or less.

SUBJECT TO: The right-of-way for New Harmony Road, 40 feet in width and lying Northerly of and adjacent to courses 3 through 9.

P-165

APC #11-MS-98