VANDERBURGH COUNTY
BETTY J. HERRMANN, RECORDER

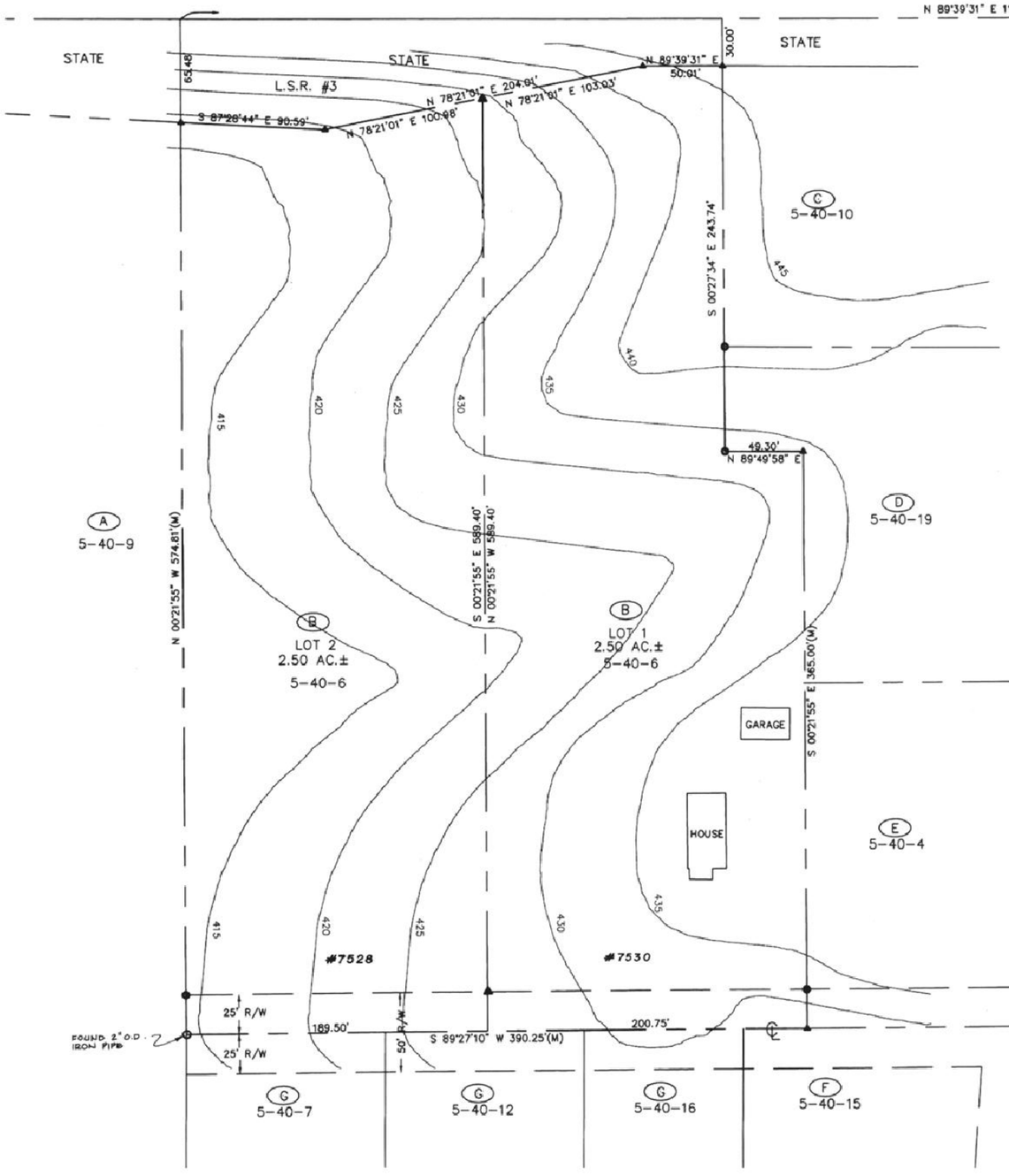
1998R00026444

1998-08-07 14:03:04

RECORDING FEE: 15.00
PAGES: 1

# PRIMARY PLAT OF ERICKSON HEIGHTS

## PART OF PARCEL #4 & #6 OF THE UNRECORDED PLAT OF SANDERSON HEIGHTS




0 20 40

1" = 40'

DATE: 6-15-98

A SET 1/2" IRON ROD LS50006
O FOUND 1 1/2" GOTHIC DAMSTEIN IRON PIPE
(M) MEASURED
(R) RECORDED

GENERAL NOTES:

1. OWNERS: ANN WELLS & EDWARD ERICKSON; 7530 OLD BOONVILLE HWY EVANSVILLE, IN 47715.
2. DEVELOPER: ANN WELLS; BOX 65 NEW HARMONY, IN 47631.
3. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE.
4. EROSION CONTROL:
   A. SLOPES OF 10 6% SHALL BE MULCHED SEEDED, I.E. RYE, RED TOP AND WHEAT (WHICH WILL BE USED 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
   B. DITCH GRADING: SLOPES OF 0% TO 3% SHALL BE MULCHED AND SEEDED WITHIN 48 DAYS OF CONSTRUCTION/DISTURBANCE. SLOPES OF 3% TO 8% SHALL BE SODDED OR STABILIZED WITH AN EROSION CONTROL MAT AT COMPLETION OF DITCH GRADING. SLOPES OVER 8% 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
5. ZONING: MINOR SUBDIVISION IS ZONED AG.
6. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE C ACCORDING TO FIRM PANEL 180204 0025 C DATED AUG. 5, 1991 FOR VANDERBURGH COUNTY, INDIANA.
7. SOIL CLASSIFICATIONS: MoC3: MORMER SILT LOAM, 8 TO 12% SLOPES, SEVERELY ERODED
   WnD2: WELLSTON SILT LOAM, 12 TO 18% SLOPES, SEVERELY ERODED
8. ADJACENT PROPERTY OWNERS:
   A. JOHN RISSEL; 2943 ADDRA CT.; EVANSVILLE, IN 47715.
   B. EDWARD ERICKSON; 7530 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715
   C. ROBERT CLEMONS; 7552 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715.
   D. JAMES BOSKUR; 7630 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715.
   E. JEFFERY WATARER; 7600 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715.
   F. RAYMOND UBELHOR; 7500 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715.
   G. CHARLES UBELHOR; 7498 OLD BOONVILLE HWY.; EVANSVILLE, IN 47715.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT AND DESCRIPTION HEREON. 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 SURFACE WATER DRAINAGE. THE GRADING OF SUCH STRIPS OF GROUND SHALL BE APPROVED BY THE OFFICER OR AGENCY OF VANDERBURGH COUNTY, INDIANA, HAVING JURISDICTION OVER DRAINAGE MATTERS, AND NO BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE BOUNDS OF SUCH STRIPS OF GROUND AS SHOWN ON THIS PLAT, WHICH WOULD IMPEDE OR INTERFERE WITH THE FLOW OF WATER.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENTS" ARE DEDICATED FOR SURFACE WATER AND/OR SURFACE WATER DRAINAGE PURPOSES HEREBY SO THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES, PROVIDED THAT SUCH FACILITIES ARE NOT CONSTRUCTED ALONG THE LENGTH OF SUCH DRAINAGE EASEMENTS, AND PROVIDED THAT SUCH FACILITIES SHALL BE LOCATED SO AS TO NOT INTERFERE WITH THE FLOW OF WATER AND DRAINAGE PURPOSE THEREOF. NO BUILDINGS SHALL BE PLACED WITHIN THESE DRAINAGE EASEMENTS. 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.

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 ACKNOWLEDGED THE EXECUTION OF FOREGOING PLAT, ITS DEDICATIONS AND RESTRICTIONS THEREIN, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 11 DAY OF AUGUST, 19 98

MY COMMISSION EXPIRES 4-16-2000 Judith Howard NOTARY PUBLIC

JUDITH HOWARD 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 THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME AND THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

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

AREA PLAN COMMISSION CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF THE INDIANA LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON _____, 19__.

_____ EXECUTIVE DIRECTOR

PLAT RELEASE 8-6-98 _____ ASSISTANT DIRECTOR

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 SOUTH, RANGE 9 WEST IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER, QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER, QUARTER SECTION, SOUTH 89° 39'31" WEST 1190.50 FEET; THENCE SOUTH 00°21'55" WEST 65.48 FEET TO A 5/8" IRON ROD (LS0006) AT THE TRUE POINT OF BEGINNING; THENCE

1st: SOUTH 87°26'44" EAST 90.59 FEET TO A 5/8" IRON ROD (LS0006); THENCE
2nd: NORTH 78°21'01" EAST 204.01 FEET TO A 5/8" IRON ROD (LS0006); THENCE
3rd: NORTH 89° 39'31" EAST 50.01 FEET TO A 5/8" IRON ROD (LS0006); THENCE
4th: SOUTH 00°27'34" EAST 243.75 FEET 1 1/4" O.D. IRON PIPE; THENCE
5th: NORTH 89°49'58" EAST 49.30 FEET TO A 5/8" IRON ROD (LS0006); THENCE
6th: SOUTH 00°21'55" EAST 365.00 FEET TO A 5/8" IRON ROD (LS0006); THENCE
7th: SOUTH 89°27'10" WEST 390.25 FEET; THENCE
8th: NORTH 00°21'55" WEST 574.81 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.00 ACRES MORE OR LESS.

SUBJECT TO: THE RIGHT-OF-WAY FOR OLD BOONVILLE ROAD, 25 FEET IN WIDTH & LYING NORTHERLY OF & ADJACENT TO THE 7th COURSE.

APC # 16-MS-98

NORTHWEST COR. SE 1/4 NW 1/4 SEC. 7 T6S, R9W

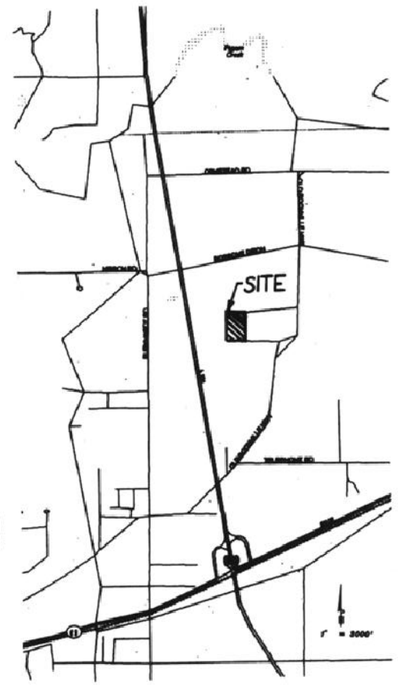
JULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

AUG 07 1998

AUDITOR

# 5539

# P-166




ERICKSON
7530 OLD BOONVILLE RD.
KNIGHT TOWNSHIP
EVANSVILLE, IN


AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710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|---|---|---|
| DRAWN BY: AMM | DATE: 6-15-98 | SHEET NO.: 1 OF 1 |
| CHECKED BY: RAE | PROJECT NO: 1230 | |
| SCALE: 1" = 40' | REVISIONS | |