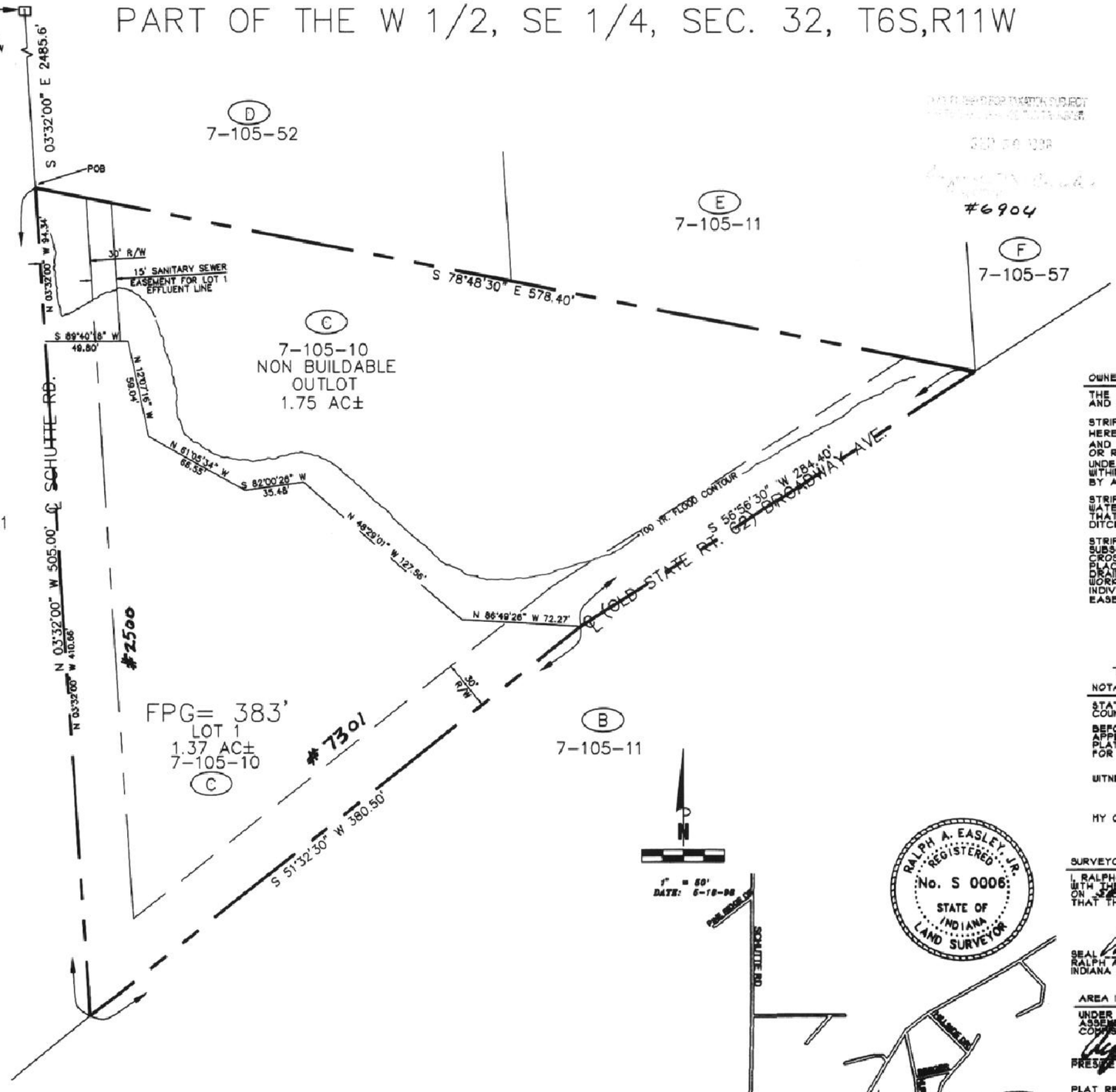
# FINAL PLAT OF WILLIAMS RIDGE
## PART OF THE W 1/2, SE 1/4, SEC. 32, T6S,R11W

**P-173**




GENERAL NOTES:

1. OWNER/DEVELOPER: ROY NICHOLSON, 105 N. SECOND ELBERFELD, INDIANA 47613; 812/983-4110
2. UTILITIES: WATER, GAS, AND ELECTRIC ARE AVAILABLE AT THE SITE. SEWER AVAILABLE BY EXTENSION.
3. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED. IE. RYE RED TOP, AND WHEAT (WHICH WILL 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. ZONING: PROPOSED MINOR SUBDIVISION IS ZONED AG.
5. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED WITHIN ZONE A ACCORDING TO FIRM PANEL 180256 0100 B, DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA.
6. SOIL CLASSIFICATIONS:
   - AlB2: ALFORD SILT LOAM, 2 TO 6% SLOPES, ERODED
   - Wo: WAKELAND SILT LOAM
   - WaE2: WELLSTON SILT LOAM, 18 TO 25% SLOPES, ERODED.
7. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE INSTALLED IN COUNTY RIGHT OF WAY.
8. ADJACENT PROPERTY OWNERS:
   - A: STEVEN J. & LINDA K. MEHRINGER; 2521 SCHUTTE RD.; EVANSVILLE, IN. 47712.
   - B: ADELIA PARTON; 710 BROADWAY AVE.; EVANSVILLE, IN 47712.
   - C: ROY NICHOLSON; P.O. BOX 5; ELBERFELD, IN. 47613.
   - D: HERBERT D. & BRENDA K. HAYHUGH; 2424 SCHUTTE RD.; EVANSVILLE, IN. 47712.
   - E: ADELIA PARTON; 710 BROADWAY AVE.; EVANSVILLE, IN 47712.
   - F: JOHN L. & PAMELLA G. CRADDOCK; 7121 BROADWAY AVE.; EVANSVILLE, IN. 47712.

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 WILLIAMS RIDGE.

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.

Roy O. Nicholson

ROY NICHOLSON

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 14TH DAY OF SEPT. 1998

MY COMMISSION EXPIRES APRIL 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 [illegible] THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

SEAL Ralph A. Easley Jr.
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 ASSEMBLY OF THE STATE OF INDIANA THIS PLAT HAS BEEN GIVEN [illegible] APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON [illegible] 19[illegible]

PRESIDENT [illegible] EXECUTIVE DIRECTOR Blaine Rives

PLAT RELEASE Sept. 30, 1998

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

LAND DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 WEST IN PERRY TOWNSHIP, IN VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 32, TOWNSHIP 6 SOUTH, RANGE 11 WEST; THENCE SOUTH 03°32' EAST ALONG THE WEST LINE THEREOF A DISTANCE OF 2,485.6 FEET TO THE POINT OF BEGINNING; THENCE

1ST: SOUTH 78°48'30" EAST 578.4 FEET; THENCE

2ND: SOUTH 56°56'30" WEST 284.4 FEET; THENCE

3RD: SOUTH 51°32'30" WEST 380.5 FEET; THENCE

4TH: NORTH 03°32' WEST 505.0 FEET TO THE POINT OF BEGINNING, CONTAINING 3.12 ACRES MORE OR LESS.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT-OF-WAYS.

APC# 12-115-98

ATTEST: I HEREBY CERTIFY THAT I AM DULY APPOINTED AND QUALIFIED RECORDING OFFICER FOR VANDERBURGH COUNTY, INDIANA, AND THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT 10:00 O'CLOCK A.M. ON THE 23rd DAY OF Oct. 1998 AND RECORDED IN MISC. DRAWER 2 CARD 980 7 AND DULY RECORDED IN PLAT BOOK 23 PAGE 43 DATE 7-23-99
Rebecca J. Hermann RVC

FOR ASSESSMENT APPLYING TO THIS PLAT
PARCEL NUMBER
SEE MISC. DRAWER 2 CARD 980 7
DATE 7-23-99
REBECCA J. HERMANN, RVC
BY [illegible] DEPUTY