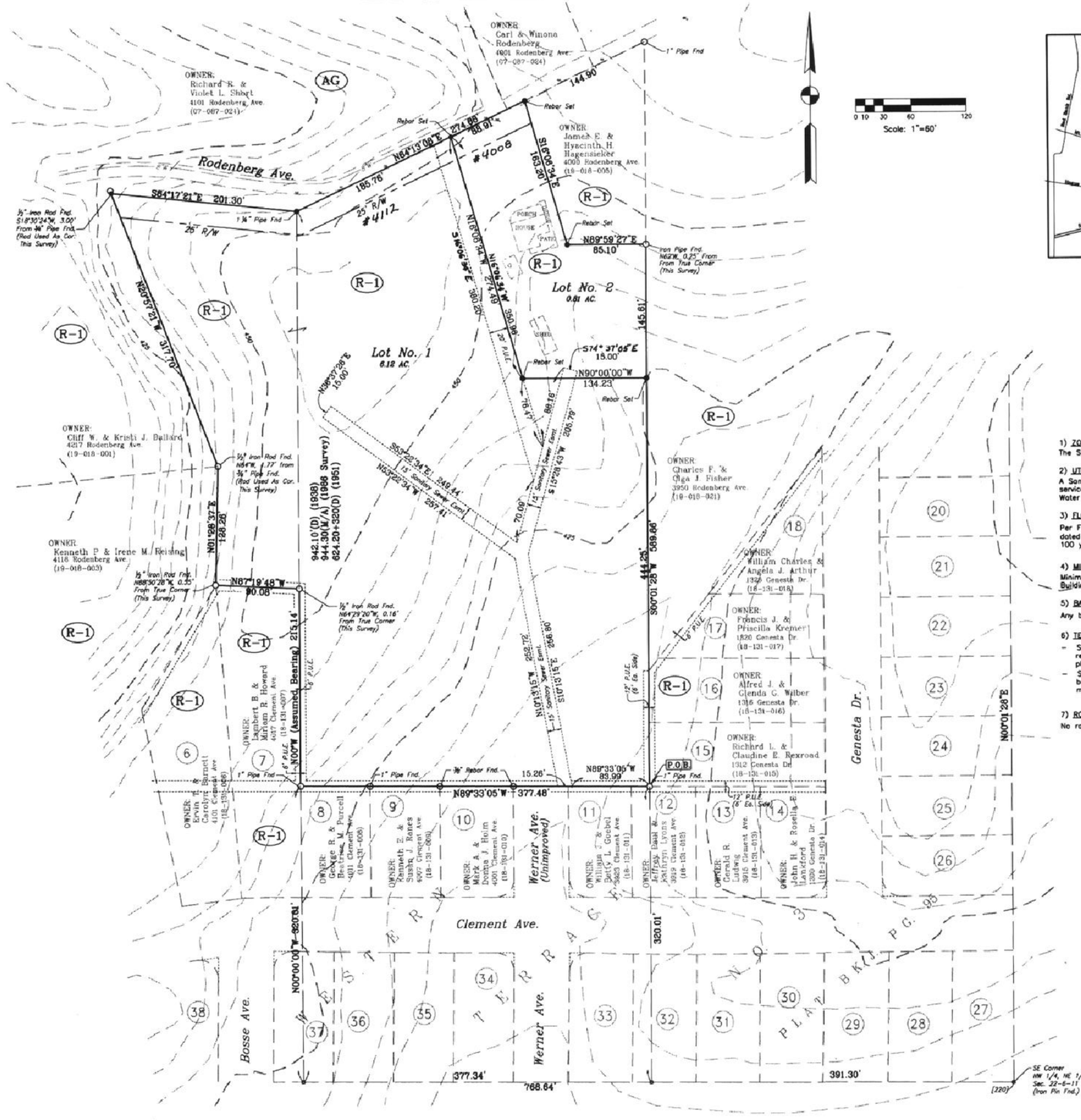
RODENBERG MINOR SUBDIVISION

RECEIVED FOR RECORD
M 3:42 P M
NOV 13 98
Plat Book P-
Page 184
BETTY J. KOCH RECORDER
VANDERBURGH COUNTY
1998R00037962

#8057





LOCATION MAP
Scale: 1" = 2000'

RODENBERG MINOR SUBDIVISION BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Northeast Quarter of Section 22, Township 6 South, Range 11 West, lying in Vanderburgh County, Indiana, and more particularly described as follows: (PERRY TWP.)

BEGINNING at a point which is 391.30 feet west of the east line of said quarter quarter section and 320.01 feet north of the south line of said quarter quarter section, said point being marked by a one inch iron pipe found on the northerly boundary of West Terrace No. 3, as recorded in Plat Book J, page 95 in the office of the Recorder of Vanderburgh County; thence North 89 degrees 33 minutes 05 seconds West along the north boundary of said plat 377.48 feet to a one inch iron pipe found; thence North 00 degrees 00 minutes 00 seconds West along the boundary of said plat 215.14 feet; thence North 87 degrees 19 minutes 48 seconds West along the boundary of said plat 90.08 feet; thence North 01 degrees 28 minutes 37 seconds East 128.26 feet to a one-half inch iron rod found this survey; thence North 20 degrees 57 minutes 21 seconds West 317.70 feet to a one-half inch iron rod found; thence South 84 degrees 17 minutes 21 seconds East 201.30 feet to a 1-1/4 inch iron pipe found; thence North 84 degrees 13 minutes 08 seconds East 274.88 feet to a rebar set this survey with plastic cap bearing L.S. No. S0551, said point also being South 84 degrees 13 minutes 08 seconds West 144.90 feet from a one inch iron pipe found; thence along the west and south sides of a cutout, as described in Deed Record 301, page 42, South 16 degrees 06 minutes 34 seconds East 163.20 feet to a rebar set; thence North 89 degrees 59 minutes 27 seconds East 85.10 feet to a one inch iron pipe found; thence South 00 degrees 01 minutes 28 seconds West 589.86 feet to the POINT OF BEGINNING, containing 6.93 acres (301,803 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on June 1, 1995 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 8th day of October 1998.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 VOGEL ROAD
Evansville, IN 47715

GENERAL NOTES:

1) ZONING:
The Subject property is zoned R-1; abutting property is zoned as noted hereon.

2) UTILITIES:
A Sanitary sewer has been extended noth from Werner Ave. through the site to service both Lots 1 & 2.
Water service has been installed in Rodenberg Ave.

3) FLOOD PLAIN DATA:
Per F.I.R.M., City of Evansville, Vand. County, Indiana Panel No. 180257 0003 B dated October 15, 1981, none of the proposed subdivision is within the designated 100 year flood zone.

4) MINIMUM FIRST FLOOR ELEVATIONS:
Minimum first floor elevations will be established by the Vanderburgh County Building Commissioner.

5) BASEMENTS:
Any basements must be approved by the Vanderburgh County Building Commissioner.

6) 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 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

7) ROAD GRADES:
No road extentions are required for this plat. Both lots will access onto Rodenberg Ave.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as RODENBERG MINOR SUBDIVISION. All roads shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plate and marked "P.U.E." (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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction. The drainage Board or utility exercising such right of ingress and egress shall take care to not disturb property and shall be liable for any direct damages outside the easements.

Michael A. Rodenberg Trustee
Michael A. Rodenberg Trustee (Lot 1)
Carl F. Rodenberg Revocable Trust
7577 Georgia Lane
Newburgh, IN 47630

Justin M. Rodenberg (Lot 2)
4008 Rodenberg Ave.
Evansville In 47720

Dana L. Rodenberg (Lot 2)
4008 Rodenberg Ave.
Evansville In 47720

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 OCT. 13, 1998.

President

Executive Director (ASSISTANT)

Executive Director (ASSISTANT)

PLAT RELEASE DATE: AUG. 13, 1998

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 the 4th day of OCTOBER 1998.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires:
2-10-01

Notary Resides in
VANDERBURGH
County, Indiana

Notary Public
Terry A. Campbell

TERRY A. CAMPBELL
(typed or printed name)

P-184

Prepared By
BERNARDIN LOCHMUELLER & ASSOC., INC.
6200 Vogel Road, Evansville, IN 47715 (812) 479-6200

APC# 20-MS-98

S:\PROJECTS\SURVEY\98-0077\Plat.dwg 09/17/98 16:53 Ross