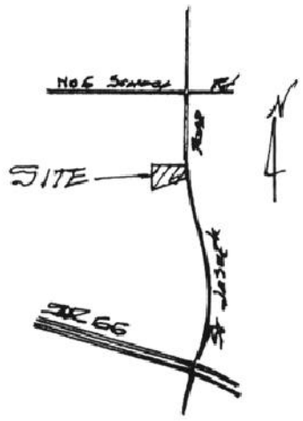
MINOR SUBDIVISION

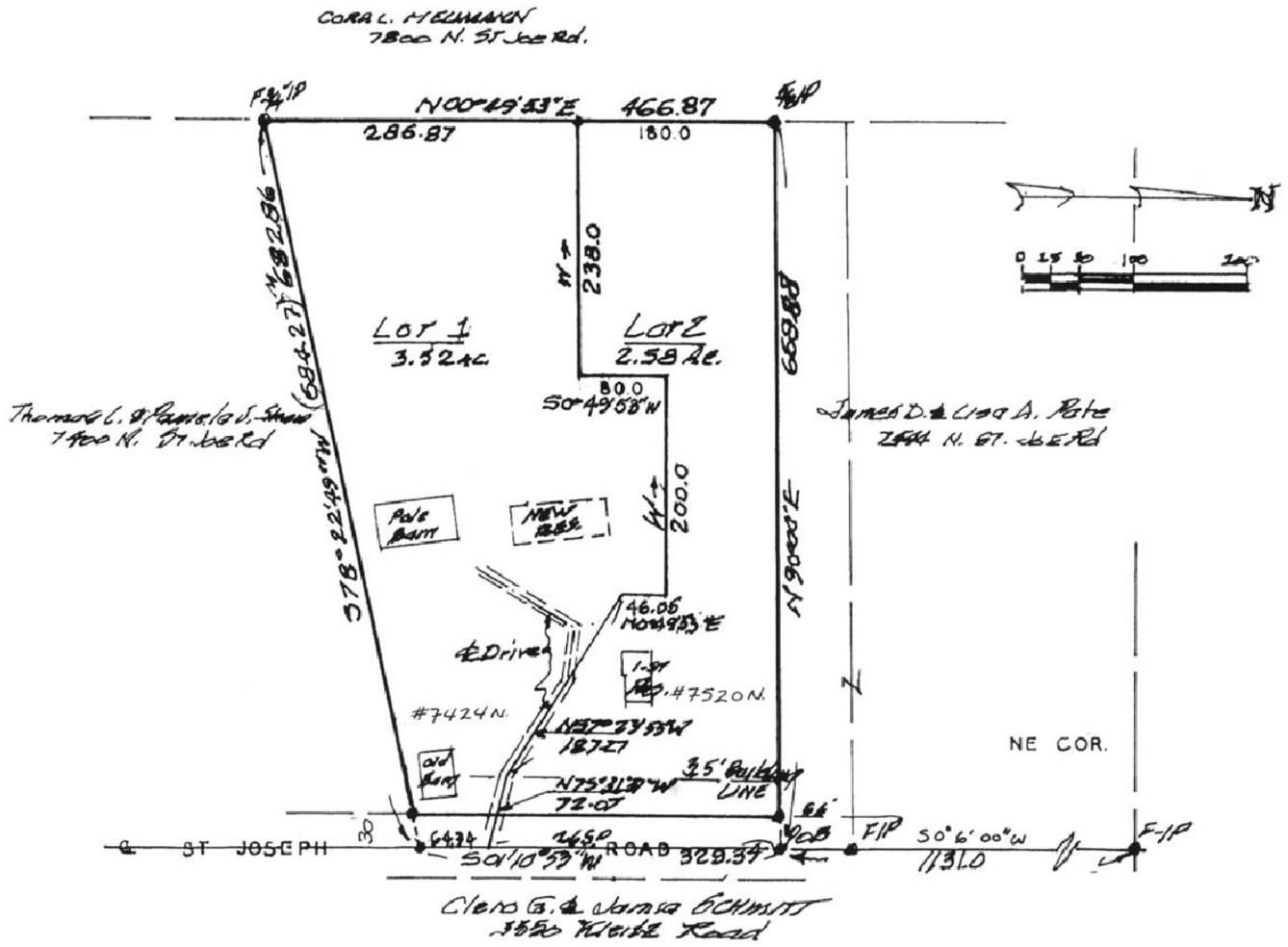
MICHAEL R. KIRSCH JR

PART OF EAST HALF OF EAST HALF OF NORTHEAST
SECTION 31 – TOWNSHIP 5 SOUTH - RANGE 11 WEST
GERMAN TWP. VANDERBURGH COUNTY, IND.



4247
JUN 28 1999
AUDITOR

Book 353 Page 91
Book 628 Page 20
Q
VANDERBURGH COUNTY RECORDER
1999R0002159S



A subdivision of part of the East Half of the East Half of the Northeast Quarter of Section 31, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point on the East line of said Half Half Quarter Section South 0 degrees 6 minutes West 1,131.0 feet from the Northeast corner thereof, thence South 1 degree 10 minutes 53 seconds West along said East line 329.34 feet, thence South 78 degrees 22 minutes ~~49 seconds~~ West 682.86 feet to the West line of said Half Half Quarter Section, thence North 0 degrees 49 minutes 53 seconds East along said West line 466.87 feet, ~~thence EAST~~ 668.88 feet to the place of beginning, containing 6.10 acres more or less.

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as
MICHAEL R. KIRSCH MINOR SUBDIVISION
All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P.U. Eastment" are reserved for the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "Drainage Easement" are reserved for surface water and/or sub-surface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lots.

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 structure other than said utility facility 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 easements by said utility.

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities, and provided that such facilities are not placed in such manner as to impede the flow of water and further provide that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Michael R. Kirsch Jr
Michael R. Kirsch, Jr.
7520 N. St. Joseph Road
Evansville, Indiana 47720

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS

Q-20

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

Witness my hand and seal this 24th day of May, 1999.

My commission expires 8/31/2002 Notary Public [illegible]

Resident of Vanderburgh County Printed [illegible]

German Township Water available by extension
Sanitary Sewer not available
Septic Systems must be in compliance with Rule 410-IAC 6-8J and must have a Certified Engineer designed system approved by the Vanderburgh County Health Dept.

SURVEYORS CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and futher certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class 8 survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

[signature]
RMB 6/16/99
6745 BT

Not in Flood Plain according to
Firm Panel 180256 0075 C , 8-5-91
Zoned - Ag

A.P.C. CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 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 on May 11, 1999 (Sub Review).

Plat Release June 28th 1999

President [signature]

Executive Director Barbara L. Cunningham

Executive Director Barbara L. Cunningham

Q-20 APC# 10-MS-99
#3-99-19