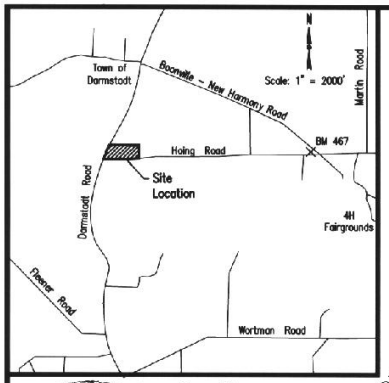
Croce Minor Subdivision II

Part of the SE 1/4 of the SE 1/4 of Section 12, Township 5 South, Range 11 West; Also the Subdivision of Part of the NE 1/4 of the NE 1/4 of Section 13, Township 5 South, Range 11 West Scott Township - Vanderburgh County, Indiana



Location Map



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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, June 28, 1999

President

Attest Executive Director

PLAT RELEASE DATE: June 28, 1999

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
4238
JUN 28 1999
AUDITOR

General Notes

Access: Lots No. 1, 2 shall access onto Hoing Road. Owners of lots shall be responsible to secure driveway permits from Vanderburgh County.

Zoning: The subject property is currently zoned "AG", the adjoining property is zoned as shown hereon.

Flood Plain Data: Per F.I.R.M. Vanderburgh County, Indiana, Panel Number 180256 0055 C, dated August 5, 1991, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Utilities: Water is available to be extended to the site. No sanitary sewer is available. Individual disposal systems are required in each lot.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be seeded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

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 CROCE MINOR SUBDIVISION II. All easements shown are hereby dedicated for public utilities to lots within the subdivision and for surface water drainage. All roads shown are existing dedicated roadways to public use.

Joan Croce
12721 Darmstadt Road
Evansville, IN 47711

Michael J. Hallinan
1713 N. St. James
Evansville, IN 47711

Patrick Hallinan
1325 Reid Harkey Road
Matthews, NC 28105

Amy Winiger
9325 Aylesbury Lane
Charlotte, NC 28227

Beth Clark
1702 Dove Lane
Evansville, IN 47715

RECEIVED FOR RECORD
at 3:56 P.M.
6-28 1999
Plat Book #49 Q
Page 21
BETTY J. HERMANN, RECORDER
VANDERBURGH COUNTY
1999R00021596

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 this 15th day of July 1996

My Commission Expires: May 13, 2000

Notary Public

Notary Resides in Vanderburgh County, Indiana

(Typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section 12, Township 5 South, Range 11 West; also part of the northeast quarter of the northeast quarter of Section 13, Township 5 South, Range 11 West, all being in Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of the southeast quarter of Section 12, Township 5 South, Range 11 West; thence along the east line of said quarter quarter section, South 00 degrees 00 minutes 17 seconds East 1288.87 feet to the southeast corner of Lot No. 2 in Croce Minor Subdivision, as per plat thereof, recorded in Plat Book MS, page 231, in the office of the Recorder of Vanderburgh County, Indiana, said point being the true point of beginning; thence continue along said quarter quarter section line South 00 degrees 00 minutes 17 seconds East 24.34 feet to the southeast corner of said quarter quarter section, also being the northeast corner of the northeast quarter of the northeast quarter of section 13-5-11; thence along the east line of said quarter quarter section South 00 degrees 00 minutes 17 seconds East 150.30 feet to the southwest corner of the southwest quarter of the southwest quarter of section 7-5-11; thence continue along the east line of the northeast quarter of the northeast quarter of section 13-5-11, South 00 degrees 02 minutes 45 seconds West 56.22 feet to the center of existing Hoing Road; thence along the center of said road South 85 degrees 52 minutes 46 seconds West 277.15 feet; thence continue along said center of road, South 89 degrees 55 minutes 26 seconds West 527.36 feet to the center of Darmstadt Road; thence along the center of said road, North 19 degrees 03 minutes 00 seconds East 120.56 feet; thence continue along the center of said road North 21 degrees 26 minutes 00 seconds East 120.00 feet; thence continue along said center of road North 27 degrees 30 minutes 30 seconds East 120.00 feet; thence continue along said center of road North 28 degrees 47 minutes 00 seconds East 5.30 feet; thence South 82 degrees 40 minutes 01 seconds East 668.02 feet to the true point of beginning, containing 5.00 acres.

Q-21

Surveyor's Certificate

I, Danny K. Leek, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 11th day of July 1996.

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
605 S.E. Martin Luther King, Jr. Blvd.
Evansville, IN 47713-1797
(812) 464-9585

DANNY K. LEEK REGISTERED No. S0480 STATE OF INDIANA LAND SURVEYOR

24-MS-56

Project No.: 95-3152-4 Date: 7/11/96

FOR Application APPLYING TO THIS PLAT
SEE MISC. DRAWER 5 CARD 9838
1999R00025776 DATE: 7-28-99
ATTEST: BETTY J. HERMANN, R.V.C.
BY Rebecca A. Bradshaw DEPUTY