FOR Ratification APPLYING TO THIS Plat
SEE MISC. DRAWER 6 CARD 908
1999R00036596 DATE 11-3-99
ATTEST: BETTY J HERMANN RVC
BY Rebecca J Rachanek DRVC

MAY BE ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 22 1999

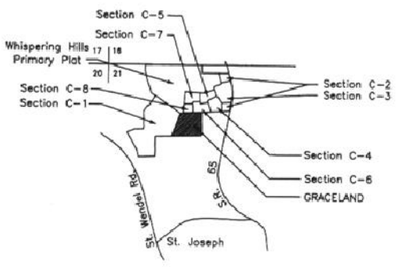
Suzanne M Crouch
AUDITOR

#4933

RECEIVED FOR RECORD
at 10:17 A M
JULY 22 1999
Plat Book Q-
Page 25
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00024464

GRACELAND SUBDIVISION

(A PART OF WHISPERING HILLS SECTION "C" PRIMARY PLAT)



LOCATION MAP
1" = 2000'

Erosion control: Slopes of 0 to 6% shall be mulched and seeded, i.e. 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 more than 6% 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.

All Lot corners marked with 5/8" Iron Pin except as noted
Site is partially within the 100 Year Flood Zone (Zone A) according to FIRM Map Panel No. 180256 0075 C dated August 5, 1991 and as shown on the plat
Street Plans approved by the Vanderburgh County Engineer on July 12, 1999
Drainage Plans approved by the Vanderburgh County Surveyor on June 25, 1984
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.

The Flood Protection Grade (FPG = 507.0) is shown on Lots 3 and 4. The lowest Finished Floor of houses including basements and attached garages must be at or above this elevation

A Subdivision of part of the North Half of the Southeast Quarter of the Northwest Quarter of Section 21, Township 5 South, Range 11 West, Vanderburgh County, Indiana and described as follows:

in German Township

Beginning at the Northeast corner of said Half Quarter Quarter Section thence South 0 degrees 14 minutes 25 seconds East along the East line a distance of 661.82 feet to the Southeast corner thereof, thence South 88 degrees 42 minutes 52 seconds West a distance of 820.86 feet to the Southeast corner of Lot 15 Whispering Hills Section C-1 as recorded in Plat Book M, Page 188 in the Office of the Recorder of Vanderburgh County, thence North 20 degrees 48 minutes 57 seconds East along the East line of Lots 15 and 16 a distance of 500.80 feet, thence North 27 degrees 24 minutes 24 seconds East a distance of 105.00 feet to the Northeast corner of said Lot 16, thence North 32 degrees 59 minutes 14 seconds East a distance of 120.75 feet to the Southwest corner of Lot 39 in Whispering Hills Section C-6 as recorded in Plat Book P, Page 107 in said Recorder's Office, thence North 88 degrees 04 minutes 52 seconds East along the South line of said Whispering Hills Section C-6 and the South line of Whispering Hills Section C-6 as recorded in Plat Book O, Page 153 in said Recorder's Office a distance of 526.13 feet to the place of beginning and containing 10.405 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

GRACELAND

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. Easement" 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 subsurface 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 provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities.

Dolores F Elpers
Dolores F. Elpers
11050 Big Cynthiana Road
Evansville, Indiana 47720

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS

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 on and acknowledged the execution of this plat to be her voluntary act and deed.

Witness my hand and seal this 2nd day of July 1999

My commission expires 3/3/2000 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

Final

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 Preliminary approval by the Area Plan Commission of Evansville and Vanderburgh County on May 5 1999.

Plat Release July 22, 1999

President Clifford H Ramsey Jr.

Executive Director Barbara L Lamar

Executive Director Barbara L Lamar

Q-25

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 B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964

Date 6/30/99

Veach, Nicholson Associates, Inc.
1830-A W. Franklin Street ~ Evansville, Indiana 47712 ~ (812)424-2936

APL# 9-5-99

3-99-2

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