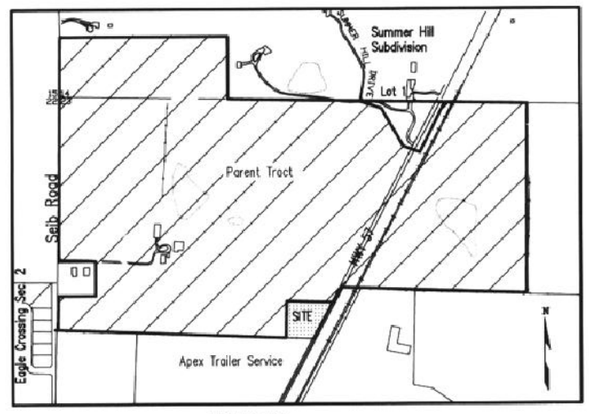
Edgetek Minor Subdivision

RECEIVED FOR RECORD
at 3:53 P M
JAN 7 2000
Plat Book Q-59
Page
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00000672

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 07 2000
AUDITOR
#120



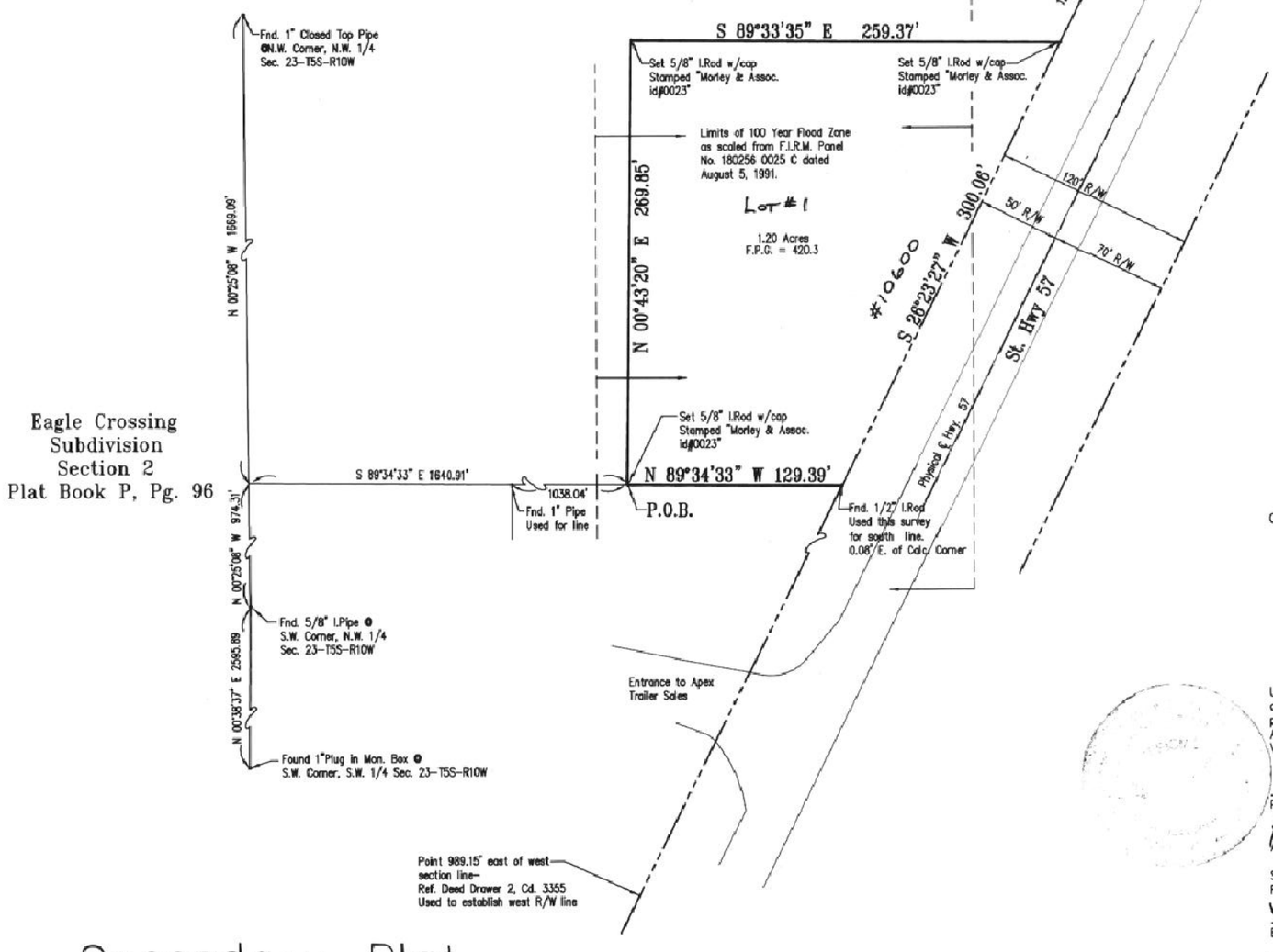
LOCATION MAP
No Scale

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana being more particularly described as follows:
Commencing at the Southwest Corner of the Southwest Quarter of said Section 23; thence along the west line thereof North 00 degrees 38 minutes 37 seconds East 2595.89 feet to the Southwest Corner of the Northwest Quarter of said Section 23; thence along the west line thereof North 00 degrees 25 minutes 08 seconds West 974.31 feet to the common property line between the S. Seib property per Deed Drawer 12, Card 399 and the L. Buck property per Deed Drawer 8, Card 1463 and the adjoining Realty Group, Inc. property per Deed Drawer 11, Card 9780 all being recorded in the office of the Recorder of Vanderburgh County, Indiana; thence along said common line South 89 degrees 34 minutes 33 seconds East 1640.91 feet to the point of beginning; thence North 00 degrees 43 minutes 20 seconds East 269.85 feet; thence South 89 degrees 33 minutes 35 seconds East 259.37 feet to a point on the west right-of-way line of Indiana State Highway 57; thence along said west right-of-way line South 26 degrees 23 minutes 27 seconds West 300.06 feet to a point on said common property line; thence along said common line North 89 degrees 34 minutes 33 seconds West 129.39 feet to the point of beginning containing 52,448 square feet (1.20 acres).

Subject to all easements and rights-of-way of record.

SCALE 1" = 60'



Owners 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 **Edgetek Minor Subdivision.**

Sara E. Seib
10707 Seib Road
Evansville, IN 47711

Sara E. Seib

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 Sara E. Seib Owner(s) and Subdivider(s) ,who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be her voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 15th day of December 1999

My Commission Expires:
4-11-07

Notary Public
Sharon G. Burks-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, Indiana

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, December 1, 1999.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: Jan. 7, 2000

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 3 day of December 1999.

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

Danny K. Leek, R.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

General Notes

Utilities: Water is available to be extended to site. Sanitary sewers are available on site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Zoning: The subject property is currently zoned M-1

Flood Plain Data: Portions of the proposed subdivision lie within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County Indiana, Community Panel Number 180256 0025 C, dated August 5, 1991.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). The F.P.G. established by the Vanderburgh County Building Commissioner for this site is 420.3. Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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.

Q-59

Apc #31-115-99

4257minor.dwg 12/02/99 BAS