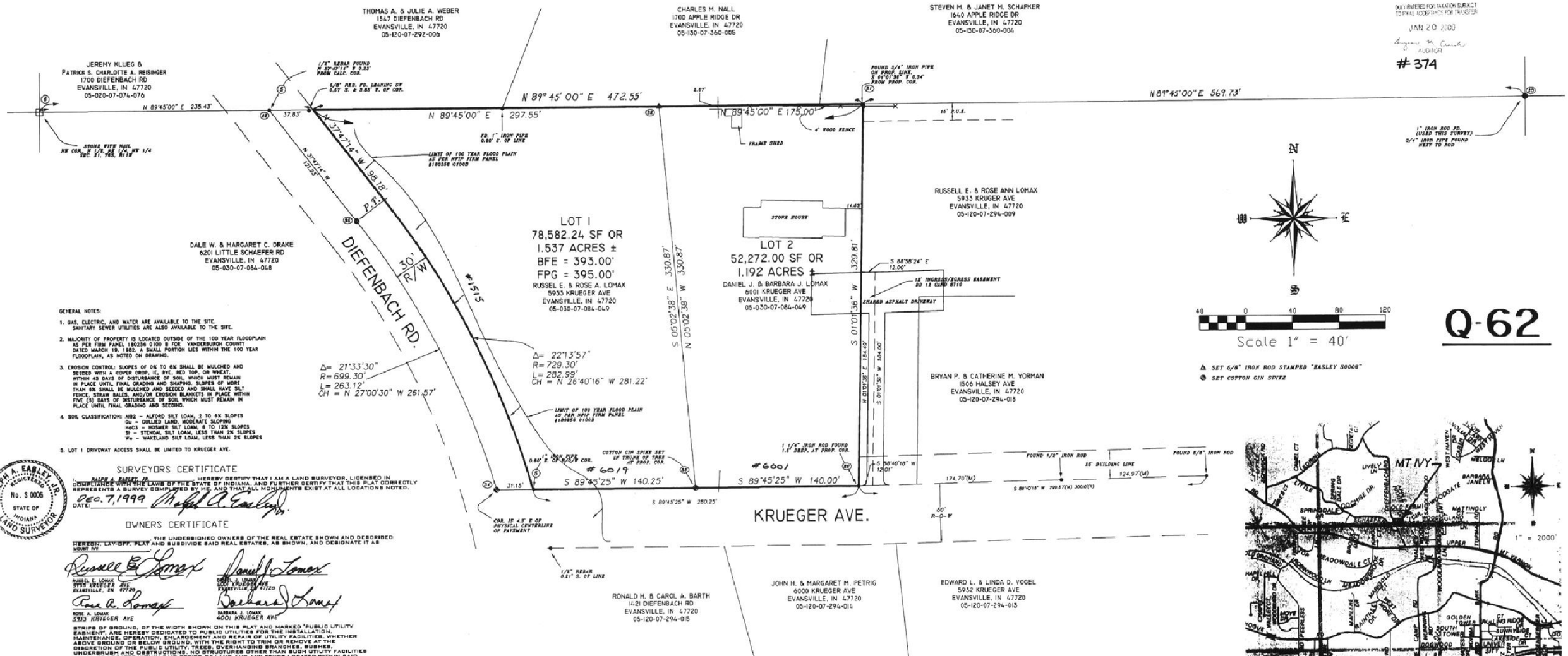
MOUNT IVY MINOR SUBDIVISION

RECORDED AS PRESENTED
1:40 P
JAN 20 00
Q- 62
RECORDER
VANDERBURGH COUNTY
2000R00001816

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 20 2000
AUDITOR
374



Q-62

Δ SET 5/8" IRON ROD STAMPED "EASLEY S0006"
● SET COTTON GIN SPIKE

GENERAL NOTES:

1. GAS, ELECTRIC, AND WATER ARE AVAILABLE TO THE SITE. SANITARY SEWER UTILITIES ARE ALSO AVAILABLE TO THE SITE.
2. MAJORITY OF PROPERTY IS LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN AS PER FIRM PANEL 180236 0100 B FOR VANDERBURGH COUNTY DATED MARCH 18, 1982. A SMALL PORTION LIES WITHIN THE 100 YEAR FLOODPLAIN, AS NOTED ON DRAWING.
3. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.
4. SOIL CLASSIFICATIONS: AtB2 – ALFORD SILT LOAM, 2 TO 6% SLOPES
   Gu – GULLIED LAND, MODERATE SLOPING
   MoC3 = MOSHER SILT LOAM, 6 TO 12% SLOPES
   St – STENDAL SILT LOAM, LESS THAN 2% SLOPES
   Wo – WAKELAND SILT LOAM, LESS THAN 2% SLOPES
5. LOT 1 DRIVEWAY ACCESS SHALL BE LIMITED TO KRUEGER AVE.

SURVEYORS CERTIFICATE

I, RALPH A. EASLEY JR., 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 EXIST AT ALL LOCATIONS NOTED.

DATE: DEC. 7, 1999 Ralph A. Easley Jr.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS MOUNT IVY

Russell E. Lomax — RUSSEL E. LOMAX, 5933 KRUEGER AVE, EVANSVILLE, IN 47720

Daniel J. Lomax — DANIEL J. LOMAX, 6001 KRUEGER AVE, EVANSVILLE, IN 47720

Rose A. Lomax — ROSE A. LOMAX, 5933 KRUEGER AVE

Barbara J. Lomax — BARBARA J. LOMAX, 6001 KRUEGER AVE

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASMENT", ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE AND 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 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 EASEMENT 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.
INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF December 1999.

MY COMMISSION EXPIRES: 11/22/2006

RESIDENT OF VANDERBURGH COUNTY

Patricia E. Keith
Patricia E. Keith

NOTARY PUBLIC SEAL INDIANA

APC CERTIFICATE

UNDER THE AUTHORITY PROVIDED BY THE 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 Sept. 14, 1999.

PLAT RELEASE Jan. 26, 2000

PRESIDENT

EXECUTIVE DIRECTOR Barbara L. Cunningham

LAND DESCRIPTION

Part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 11 Township 6 South, Range 11 East, in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a stone with nail at the Northwest corner of said Half Quarter, Quarter Section; thence along the North line of said Half Quarter, Quarter, Section, North 89°45'00" East 235.43 feet to the East right of way line for Diefenbach Road, said point being the true point of beginning; thence continue along said North line

1st: North 89°45'00" East 472.55 feet to the Northwest corner of Lot 8 of Ivy Hill Subdivision, recorded in Plat Book L on Page 61; thence along the West line of said Lot 8

2nd: South 01°01'36" East 329.81 feet to a 1 1/4 inch iron rod at the Southwest corner of said Lot 8 and lying on the North right of way line for Krueger Avenue, being 25 feet from centerline; thence along said right of way line

3rd: South 89°45'25" West 180.16 feet to a non tangent curve in said East for Diefenbach Road; thence along said curve

4th: Northwesterly 282.99 feet along said curve, concave to the Southwest through a central angle of 22°13'57", having a radius of 729.30 feet, and a chord bearing and distances of North 26°40'16" West 281.22 feet, to the Point of Tangency of said curve; thence, continue along said East right of way line

5th: North 37°47'14" West 98.18 feet to the true point of beginning, containing 2.727 acres more or less.

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

RALPH A. EASLEY JR. REGISTERED No. 12892 STATE OF INDIANA PROFESSIONAL ENGINEER

MT. IVY
SPRINGDALE
MOCKSIE DR
MOCKSIE CT
LIVELY LN
BARBARA JANELN
MELODY LN
MOCKSIE DR
MOCKSIE CT
MOCKSIE