DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 27 2000
AUDITOR
525

RECEIVED FOR RECORD
at 2:43 P M.
JAN 27 2000
Plat Book Q-63
Page
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

2000R0000 2605

JOHN H. CHARLIER PROPERTY

CHARLIER ENTERPRISES, LP

PART OF THE SOUTHEAST 1/4 OF SOUTHWEST 1/4
SECTION 34, T6S, R11W VANDERBURGH COUNTY, IN

GENERAL NOTES

1. OWNER/DEVELOPER: JOHN H. CHARLIER, GENERAL PARTNER
   CHARLIER ENTERPRISES, LP
   4703 O'HARA DRIVE
   EVANSVILLE, IN 47711
2. UTILITIES: GAS & ELECRIC SERVICE ARE AVAILABLE FROM SOUTHERN INDIANAN GAS & ELECTRIC CO.
   WATER SERVICE AND SANITARY SEWER SERVICE IS AVAILABLE FROM THE CITY OF EVANSVILLE. EXISTING HOUSE IS TAPPED INTO SEWER.
   EXISTING HOUSE HAS A WELL FOR WATER SERVICE.
3. EROSION CONTROL: SLOPES OF 6X TO 6X SHALL BE MULCHED AND SEEDED. IE., RYE, RED TOP, AND WHEAT (WHICH SHALL BE PRIMARILY USED FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL, AND SHALL REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6X SHALL HAVE STRAW BALES, AND/OR EROSION CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL, AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.
4. FLOOD PLAIN DATA: ACCORDING TO FLOOD INSURANCE RATE MAP FOR VANDERBURGH COUNTY, INDIANA, PANEL No. 180029A 0100 B, DATED MARCH 19, 1982, PARCEL 1, AND PARCEL 2, DO NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, AS PLOTTED BY SCALE. PORTIONS OF PARCEL 3, WHICH IS NOT A BUILDING SITE, DO LIE WITHIN THE 100 YEAR FLOOD ZONE.
5. RIGHT OF WAY: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURE CAN BE PLACED IN COUNTY RIGHT OF WAY.

OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAYOFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS: JOHN H. CHARLIER PROPERTY

John H. Charlier
CHARLIER ENTERPRISES, LP
JOHN H. CHARLIER, GENERAL PARTNER
4703 O'HARA DRIVE
EVANSVILLE, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS, WHO ACKNOWLEDGE THE EXECUTION OF FOREGOING PLAT WITH DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL THIS 10th DAY OF December, 1999.

MY COMMISSION EXPIRES: 8-29-2001

Linda Diane Roll
NOTARY PUBLIC
Linda Diane Roll
PRINTED NAME

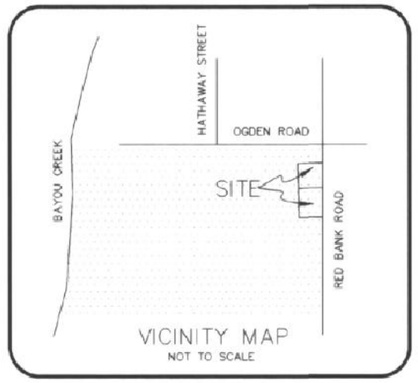
A RESIDENT OF Vanderburgh COUNTY, STATE OF Indiana

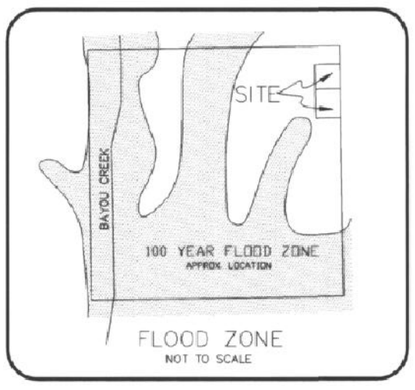
AREA PLAN COMMISSION CERTIFICATE

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, AT A MEETING HELD ON Dec. 6, 1999.

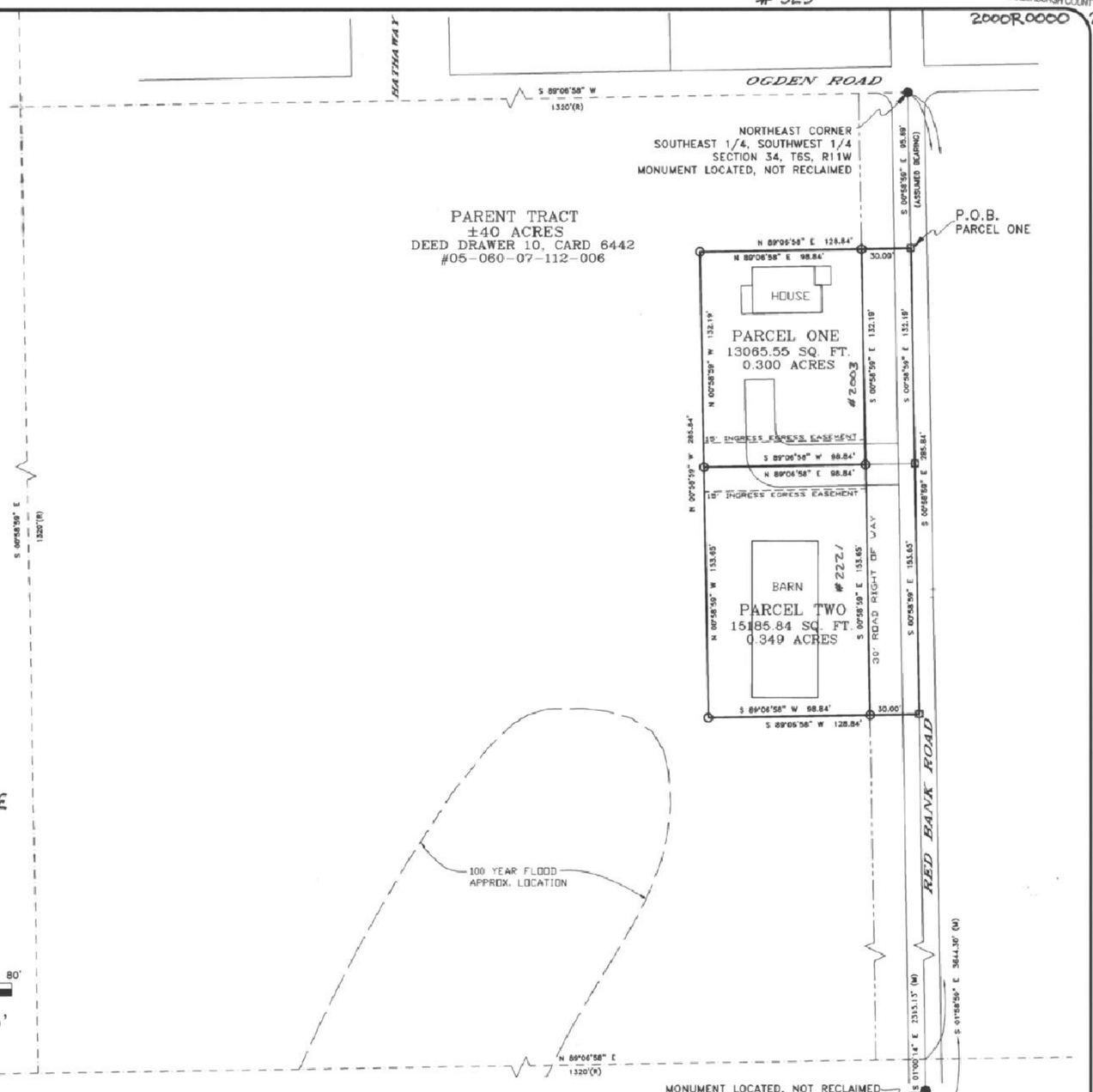
Mark Foster
PRESIDENT
Barbara L. Crouch
EXECUTIVE DIRECTOR

JAN 27, 2000
PLAT RELEASE
Barbara L. Crouch
EXECUTIVE DIRECTOR









SUBDIVISION DESCRIPTION

A PART OF THE SOUTHEAST 1/4, SOUTHWEST 1/4 OF SECTION 34, T6S, R11W IN PERRY TOWNSHIP, VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4, SOUTHWEST 1/4 OF SAID SECTION 34 AT A POINT IN RED BANK ROAD; THENCE AN ASSUMED BEARING OF SOUTH 00°58'59" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION AND REDBANK ROAD A DISTANCE OF 95.89 FEET TO A MAG NAIL IN RED BANK ROAD, THE PLACE OF BEGINNING; THENCE CONTINUING ALONG THE EAST LINE OF SAID QUARTER SECTION AND RED BANK ROAD SOUTH 00°58'59" EAST A DISTANCE OF 285.84 FEET TO A MAG NAIL IN RED BANK ROAD; THENCE SOUTH 89°06'58" WEST A DISTANCE OF 128.84 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE NORTH 00°58'59" WEST A DISTANCE OF 285.84 FEET TO A 5/8" REBAR WITH LS CAP INSCRIBED "AES 0002"; THENCE NORTH 89°06'58" EAST A DISTANCE OF 128.84 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.845 ACRES MORE OR LESS.

SUBJECT TO A RIGHT OF WAY OF 30 FT OFF THE ENTIRE EAST SIDE THEREOF FOR RED BANK ROAD AND ANY EASEMENTS OR RESTRICTIONS OF RECORD.

Q-63

SURVEYOR'S CERTIFICATION

I, RODNEY K. YOUNG, REGISTERED LAND SURVEYOR, 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 ON MAY 20, 1999 AND THAT ALL MONUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

DATE OF CERTIFICATION : DECEMBER 6, 1999

Rodney K Young
RODNEY K. YOUNG, R.L.S.
INDIANA REGISTRATION NO. 910019

RODNEY K. YOUNG REGISTERED LAND SURVEYOR No. 910019 STATE OF INDIANA

APC# 24-MS-99

U.S. SURVEYOR TM
AES GROUP INC.
605 STATE STREET TM
NEWBURGH, INDIANA 47630
1-800-TO SURVEY
http://www.ussurveyor.com

PREPARED FOR:
CHARLIER ENTERPRISES, LP
JOHN H. CHARLIER, GEN. PARTNER
4703 O'HARA DRIVE
EVANSVILLE, IN 47711

PROJECT LOCATION:
VANDERBURGH COUNTY, INDIANA

PROJECT ADDRESS:
2003 RED BANK ROAD
EVANSVILLE, IN 47713

PROJECT NAME:
JHC MINOR SUBDIVISION

JOB NUMBER: SS03936
FILE: REDBANK.DWG

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LEGEND
(R) = RECORDED DATA
(M) = MEASURED DATA
(C) = CALCULATED DATA
● MONUMENT FOUND, AS NOTED
□ MAGNAIL SET FLUSH WITH PAVEMENT
○ SET 5/8" REBAR W/LS CAP "AES 0002"