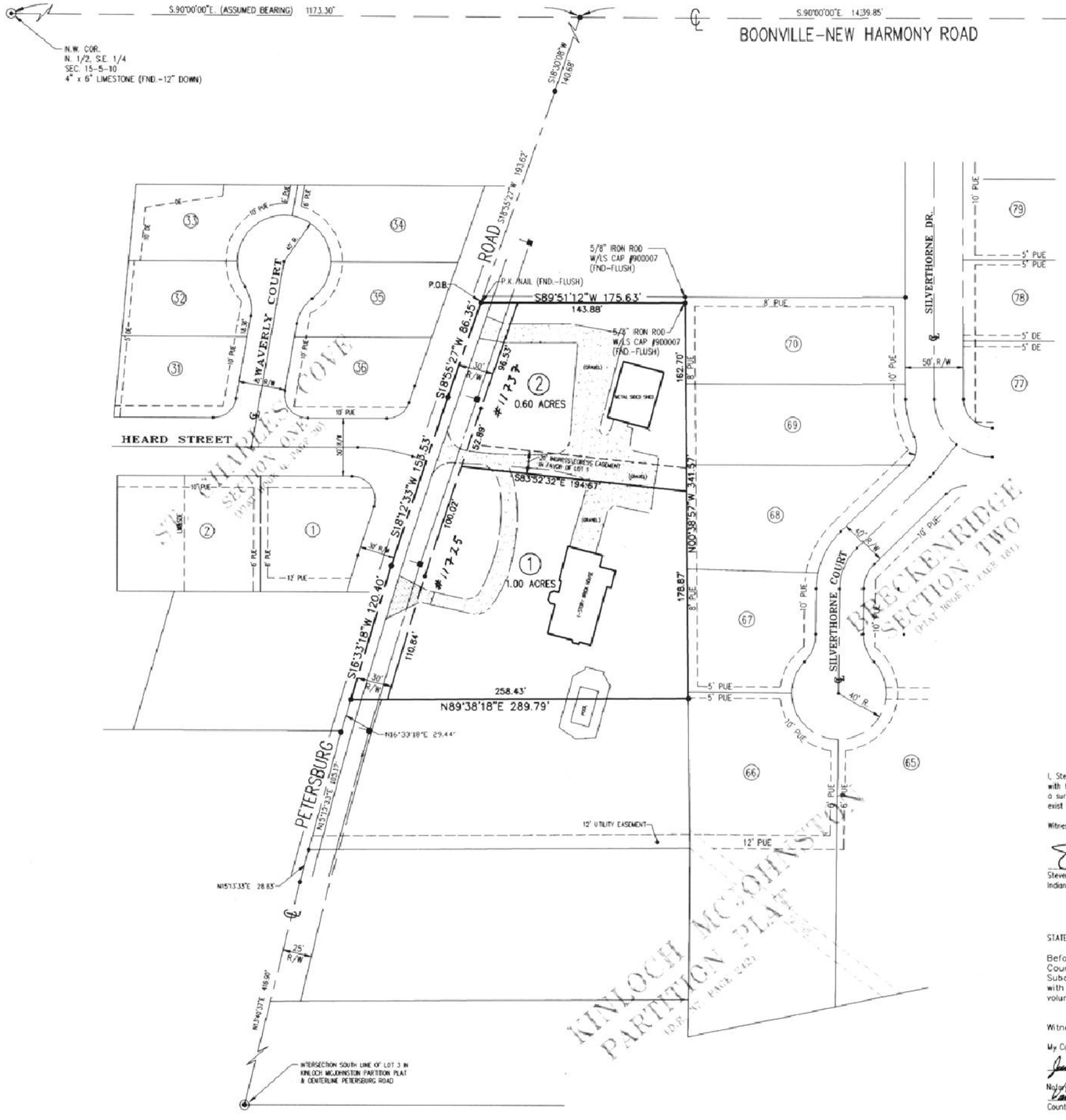
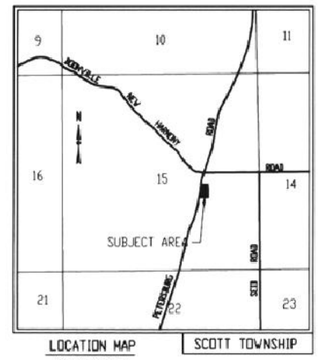
M & P MINOR SUBDIVISION





RECEIVED FOR RECORD
at 8:48 A.M.
FEB 11 2000
Plat Book Q-
Page 64
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00003936

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 11 2000
AUDITOR
#831

GENERAL NOTES

1. Zoning: The subject property and all abutting property is zoned as noted. All lots conform to Table A of Vanderburgh Co. Zoning Code.
2. Utilities: Sanitary sewer, water, gas, electric, telephone, and cable is available to the site.
3. Flood Plain Data: NO portion of this property lies within the 100 year flood zone (Zone A), as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0025 C, dated August 5, 1991.
4. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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.
5. Property Corner Markers: All corners not currently marked will be marked with a 5/8" iron rod with a plastic cap labeled "RLS 900007."

BOUNDARY DESCRIPTION

Part of Lot 3 in Kinloch McJohnston Partition Plat, as per Plat thereof, recorded in Deed Record 37, page 242 in the office of the Recorder of Vanderburgh County, Indiana, lying in the North Half of the Southeast Quarter of Section 15, Township 5 South, Range 10 West of the Second Principle Meridian, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of the North Half of the Southeast Quarter of said Section 15; thence along the North line thereof, South 90 degrees 00 minutes 00 seconds East (assumed bearing) 1173.30 feet to the centerline of Old Petersburg Road; thence along said centerline, South 18 degrees 30 minutes 08 seconds West 140.68 feet; thence along said centerline, South 18 degrees 55 minutes 27 seconds West 193.62 feet to the Point of Beginning; thence continue along said centerline, South 18 degrees 55 minutes 27 seconds West 86.35 feet; thence along said centerline, South 18 degrees 12 minutes 33 seconds West 153.53 feet; thence along said centerline, South 16 degrees 33 minutes 18 seconds West 120.40 feet; thence North 89 degrees 38 minutes 18 seconds East 289.79 feet to the West line of Breckenridge, Section Two, as per Plat thereof, recorded in Plat Book P, page 181 in said Recorder's office; thence along the West line thereof, North 00 degrees 38 minutes 57 seconds West 341.57 feet; thence South 89 degrees 51 minutes 12 seconds West 175.63 feet to the Point of Beginning, containing 1.840 acres, more or less.

SURVEYORS CERTIFICATE

I, Steven A. Sherwood, 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 13, 1999 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 3RD day of FEB. 2000

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

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 Owners and Subdividers 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 7th day of February, 2000

My Commission Expires:
June 14, 2007

Notary Resides In
Vanderburgh
County, Indiana

Notary Public
Christina Sanders
(Typed or printed name)

CHRISTINA SANDERS NOTARY PUBLIC INDIANA

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 M & P MINOR SUBDIVISION.

M & P PROPERTIES, LLC
1311 BENTWOOD DRIVE
EVANSVILLE, IN 47725

A. L. PERRY, MEMBER-MANAGER

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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on Feb. 2, 2000

Mark Foster
President

Barbara S. Cunningham
Executive Director

PLAT RELEASE DATE 02-10-2000

Barbara S. Cunningham
Executive Director

APC# 1-193-2000

Q-64

Written dimensions on these drawings shall have precedence over scale dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and SITECON, Inc. must be notified of any variations from the dimensions and conditions shown by these drawings.

SITECON, Inc.
Engineers-Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

Project: M & P MINOR SUBDIVISION
Sheet Title: SUBDIVISION PLAT

Revisions			
No.	By	Date	Description

Scale: 1"=50'

Designed By:	Job Number: 280-99-3
Drawn By: SLH	Date: 2-3-00
Checked By:	Filename: SUBPLAT.DWG

Sheet Number: PLAT