Dunn Minor Subdivision

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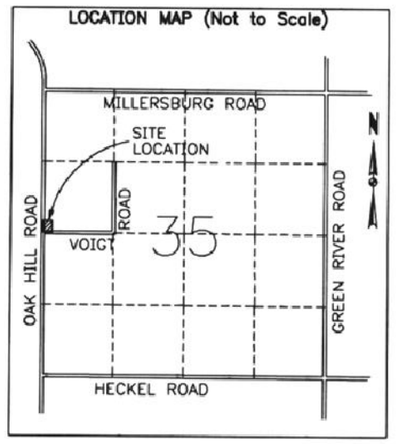
Q-74
RECORDER
VANDERBURGH COUNTY
2000R00012469

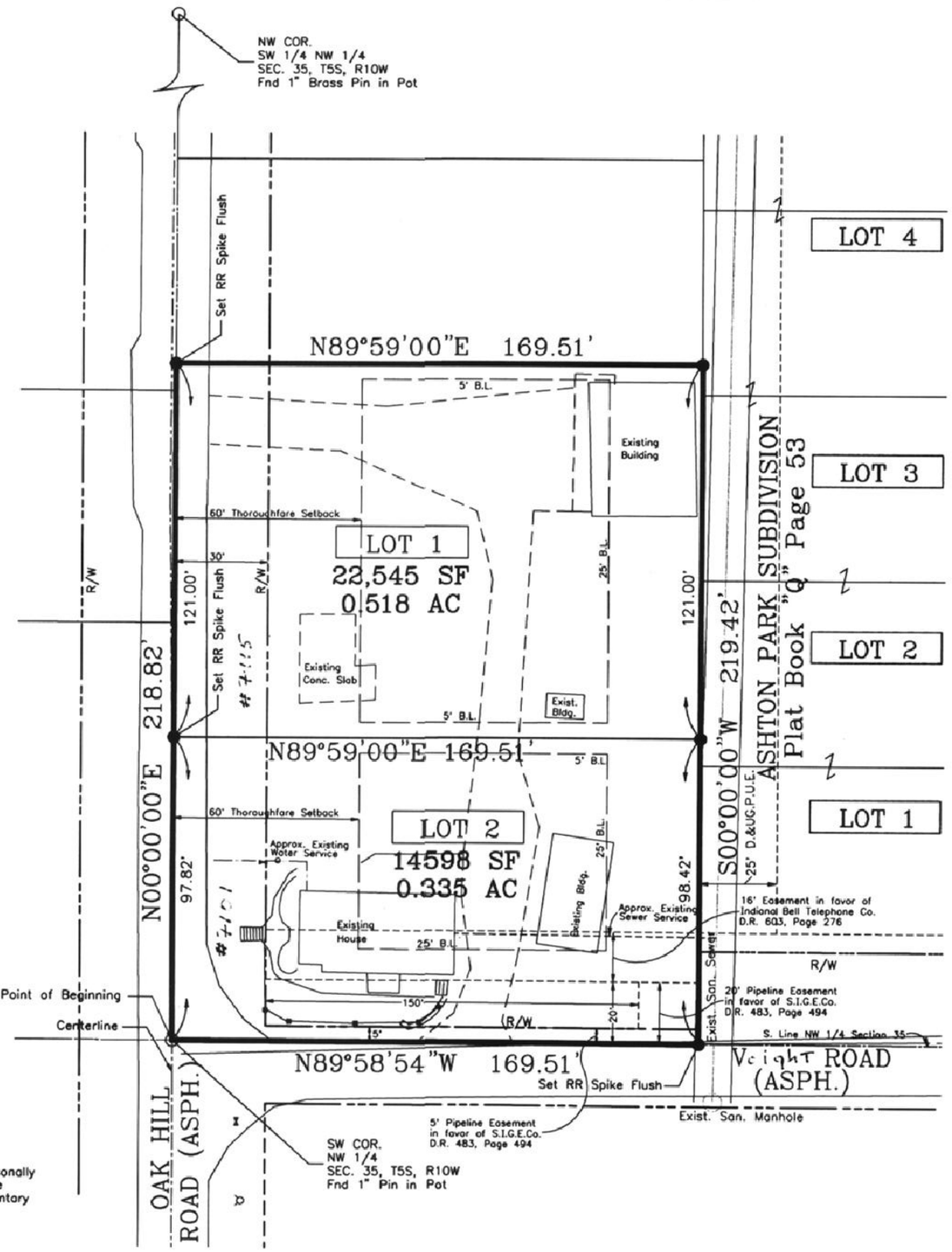
MAY 04 2000
AUDITOR
#2808

LOCATION MAP (Not to Scale)



SCALE 1" = 30'

30' 0 30 60'



GENERAL NOTES

Flood Plain Data: No portion of this subdivision lies within Flood Hazard Zone "A" as plotted by scale from the document entitled "Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community–Panel Number 180256 0025 C, Map Revised August 5, 1991";

Utilities: Sanitary sewer, water, gas, telephone, and electric are on or will be extended to the site.

Access: Legal access to Lot 1 is off of Oak Hill Road along the west line of Lot 1, and legal access to Lot 2 is off of Oak Hill Road along the west line of Lot 2 and off of Voigt Road along the south line of Lot 2.

Temporary Erosion Control: 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.

Site Topography: Site contours are shown as obtained by a field survey based on a tie to USC&GS Monument W 316 (1965), elevation 430.557, 1929 datum.

Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.

Mailboxes: No brick or other non–breakaway mailbox structures can be placed in County right of way.

Noise Sensitive Statement: It is understood by the owners that the described real property lies in close proximity to an operating airport and that the operation of the airport and the landing and takeoff of aircraft may generate high noise levels.

OWNER'S CERTIFICATE

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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 Dunn Minor Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

By: Robert D. Dunn
Robert D. Dunn, Jr. Owner/Developer

1431 Honeysuckle Dr.
Address

Evansville In 47725
City State Zip

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 Owner(s) and Subdivider(s), 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 the 1st day of May, ~~1999~~ 2,000

My Commission Expires:
02/10/01
Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Terry A. Campbell
Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on April 5, 2000.

President

Executive Director

Executive Director

PLAT RELEASE DATE: May 1, 2000

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of the Northwest Quarter of Section 35, Township 5 South, Range 10 West, of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana, described as follows: Beginning at the southwest corner of said quarter section, being marked by a 1" pin in a monument box; thence North 0 degrees 00 minutes 00 seconds East (the basis of bearings of this description) 218.82 feet along the west line of said section to the southwest corner of the tract of land described in Deed Drawer 2, Card 6556 in the Office of the Recorder of said county; thence North 89 degrees 59 minutes 00 seconds East 169.51 feet along the south line of said tract to the west line of Ashton Park Subdivision, the plat of which is recorded in Plat Book "Q", page 53 in the Office of said Recorder; thence South 0 degrees 00 minutes 00 seconds West 219.42 feet along the west line of said subdivision to the south line of said quarter section; thence North 89 degrees 48 minutes 54 seconds West 169.51 feet along the south line of said quarter section to the point of beginning and containing 0.853 acres, more or less.

Q-74

SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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.

MATTHEW E. WANNEMUEHLER REGISTERED NO.8800054 STATE OF INDIANA LAND SURVEYOR

5/3/2000
Matthew E. Wannemuehler, R.L.S.
Indiana Registration No. 8800054

APC # 2-MS-2000