Secondary Plat
LUIGS ESTATES

FND. 1 1/2" O.D. IRON PIPE SW COR. SE 1/4, SW 1/4, SEC. 28, T5S, R11W

NORTHLAKE ESTATES, PLAT BOOK I PAGE 273

NO. 6 SCHOOL ROAD

N 90°00'00" E (M) 150.00'

NICHOLAS C IV & JUDITH A WOLF
6090 NO. 6 SCHOOL RD.
EVANSVILLE, IN 47720
TAX ID: R.03-130-03-268-001

LOT #2
DONALD B. & GEORGIA K. KRAMER
6001 NO. 6 SCHOOL RD.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-116-012

LOT 13
JOHN R. & RUBY ANN BRANSTRATOR
6000 PLAINVIEW DR.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-116-013

LOT 14

LOT 15
GEORGE W. SPURLIN
6007 PLAINVIEW DR.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-116-016

N 00°23'51" E 684.32' (M)

SUBDIVISION DIVIDING LINE

P.O.B.

N 00°47'10" E 881.37' (M)

N 00°47'10" E 736.37' (M) 706.57'

GARY C. & WANDA DIANNE HERRMANN
5920 NO. 6 SCHOOL RD.
EVANSVILLE, IN 47720
TAX ID: R.03-120-03-183-001

N 90°00'00" E 150.00' (M)

694.57' #

100' (M) 30' R.O.W.

90° R-O-W

DONALD B. & GEORGIA K. KRAMER
6001 NO. 6 SCHOOL RD.
EVANSVILLE, IN 47720
TAX ID: R.03-030-03-034-029
D.B. 10, CO. 6336

LOT 2
110,901 S.F.
2.55 AC. (M&D)
DK 601 pg 5 S
2.54 AC. (R&T)

145.00' (R) N 00°47'10" E 145.00' (M)

MELVIN E. & TAMMY F. LUIGS
D.B. 12, CO. 5920

N 00°47'10" E 735.72' (M) 705.72'

145.00' (R) S 00°47'10" W 145.00' (M)

S 00°47'10" W 880.72' (M)

N 89°45'12" W 26.00' (M)

25.00' (R) S 89°45'12" E 25.00' (M)

278.0' (R) N 00°23'51" E 278.00' (M)

6' ALLEY
6' P.U.E.

15' BLDG. LINE

LOT 1
63,726.89 S.F.
1.46 ACRES

EXISTING HOME

LOT 10
MELVIN E. & TAMMY F. LUIGS
D.B. 10, CO. 3604

30' BLDG. LINE

694.57' #

5/8" IRON ROD SET IN BASE OF 24" TREE

ASPHALT DRIVEWAY

22'

6' P.U.E.

4' CHAIN LINK FENCE

278.0' (R) S 00°23'51" W 278.00' (M)

FENCE ENCROACHES BY 0.69'

FENCE ENCROACHES BY 1.96'

151.0' (R) S 89°45'12" E 151.00' (M)

50' DRAIN EASEMENT OF WAY

PLAINVIEW DRIVE

LOT 11
TIMOTHY L. & CHRISTA A. TOMES
5913 PLAINVIEW DR.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-101-010

DEAN F. & JANICE K. PERIGO
5923 NO. 6 SCHOOL RD.
EVANSVILLE, IN 47720
TAX ID: R.03-030-03-035-051
D.B. 9, CO. 13036

LOT 12
GILBERT C. & CHARLENE I. APPELSTADT
5815 PLAINVIEW DR.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-101-011

LOT 9
ANNE C. PIRNAT & NORMA J. WALKER
5900 PLAINVIEW DR.
EVANSVILLE, IN 47720
TAX ID: R.03-100-03-101-008

WILLIAM BOSECKER SUBDIVISION, PLAT BOOK I PAGES 89 & 90

N 89°45'12" E (M) 3,419.68' S

SE COR. LOT 8
FND. 3/8" REBAR

SE COR. SE 1/4, SW 1/4, SEC. 28, T5S, R11W

THE GENERAL NOTES:

1. OWNER/DEVELOPER: MELVIN E. & TAMMY F. LUIGS; 5908 PLAINVIEW DRIVE; EVANSVILLE, IN 47720; (812)-963-6613
DONALD B. & GEORGIA K. KRAMER; 6001 NO. 6 SCHOOL RD.; EVANSVILLE, IN 47720

2. UTILITIES: GERMAN TOWNSHIP WATER SERVICE IS AVAILABLE; SEWER BY PRIVATE SEPTIC SYSTEM. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS NOT IN A FLOOD PLAIN AS PER F.I.R.M. COMMUNITY PANEL 180256 0075 C FOR VANDERBURGH COUNTY, INDIANA DATED AUGUST 3, 1991).

4. EROSION CONTROL: SLOPES OF DITCH 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.

5. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

SURVEYOR'S CERTIFICATE:

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 4/11/00 AND THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THAT THE LOCATION, SIZE, TYPE & MATERIAL ARE ACCURATELY SHOWN.

SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S0006

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 ESTATE, AND DESIGNATE IT AS LUIGS ESTATES

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, 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.

Melvin E. Luigs Tammy F. Luigs
OWNER: MELVIN E. & TAMMY F. LUIGS; 5908 PLAINVIEW DR.; EVANSVILLE, IN 47720

Donald B. Kramer Georgia K. Kramer
OWNER: DONALD B. & GEORGIA K. KRAMER; 6001 NO. 6 SCHOOL RD; EVANSVILLE, IN 47720

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 20th DAY OF July 2000.

MY COMMISSION EXPIRES: 11/22/06

RESIDENT OF VANDERBURGH COUNTY 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 July 11, 2000 2000 (ST SUB Rev 6-00)

PLAT RELEASE July 27, 2000

PRESIDENT

EXECUTIVE DIRECTOR Barbara J. Cunningham

LAND DESCRIPTION

Replat of Lot #10 in the William Bosecker Subdivision as recorded in Plat Book "I", p. 89-90 and part of the Southeast Quarter of the Southwest Quarter of Section 28, Township 5 South, Range 11 West, in German Township, in Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section, North 90°00'00" East 655.30 feet to a point on the Southerly extension of the East line of Lot 12 in Northlake Estates as per plat recorded in Plat Book "I", p. 273 also being the true point of beginning; thence continuing along the East line of said Lot 12

1st: North 00°47'10" East 881.37 feet to a stone at the Southwest corner of said William Bosecker Subdivision, also being a deflection in the East line of Lot 13 in said Northlake Estates; thence along the South line of said William Bosecker Subdivision

2nd: South 89°45'12" East 25.00 feet to a 5/8" iron rod with LS cap 50006 at the Southwest corner of Lot 10 in Wiliam Bosecker Subdivision; thence along the West line of said Lot 10

3rd: North 00°23'51" East 278.00 feet to a 5/8" iron rod with LS cap 50006 at the Northwest corner of said Lot 10; thence along the North line of said Lot 10

4th: South 89°45'12" East 151.00 feet to a 5/8" iron rod with LS cap 50006 at the Northeast corner of said Lot 10; thence along the East line of said Lot 10

5th: South 00°23'51" West 278.00 feet to a 5/8" iron rod with LS cap 50006; thence along the South line of said Lot 10

6th: North 89°45'12" West 26.00 feet to a 5/8" iron rod with LS cap 50006; thence

7th: South 00°47'10" West 880.72 feet to a 5/8" iron rod with LS cap 50006; thence

8th: North 90°00'00" West 150.00 feet to the true point of beginning, containing 3.997 acres more or less.



NORTH

SCALE: 1"=50'

0' 25' 50' 100'

LEGEND:

- △ SET 5/8" IRON ROD LS#0006
- ■ FND. STONE
- ● FND. 1" IRON ROD UNLESS NOTED OTHERWISE
- ○ FND. 1" O.D. IRON PIPE UNLESS NOTED OTHERWISE
- UTILITY POLE
- (M) MEASURED
- (R) RECORDED
- (C) CALCULATED FROM RECORD

RECEIVED FOR RECORD
9:07 A 00
JULY 27
Q- 84
RECORDER
VANDERBURGH COUNTY
2000R00021135

#4841

Q-84

MINOR SUBDIVISION
MELVIN E. LUIGS
5908 PLAINVIEW DRIVE
VANDERBURGH COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: J.R.F.	DATE 04/18/00	SHEET NO.: 1
CHECKED BY: D.E.G.	PROJECT NO: S-6819	
SCALE: AS NOTED	REVISIONS	

APC# 18-MS-2000
Q-84