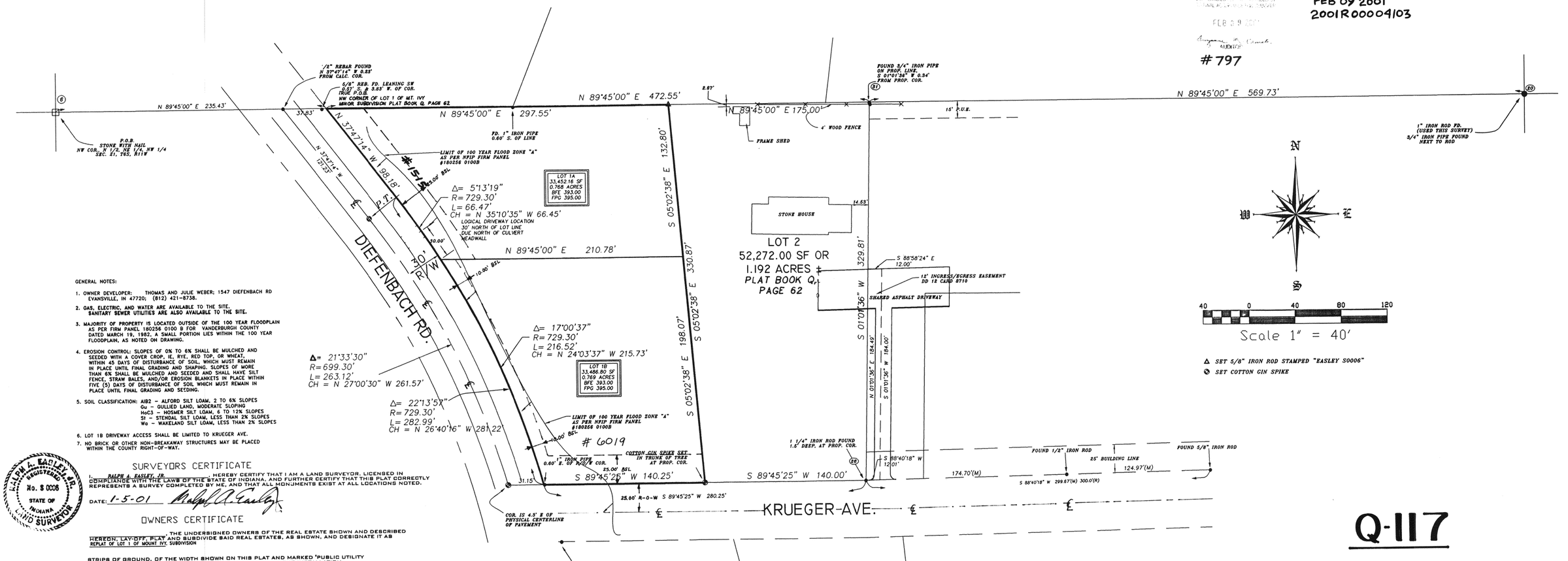
REPLAT OF LOT 1
OF
MOUNT IVY SUBDIVISION

RECEIVED FOR RECORD
231 A
PAGE 117
FEB 09 2001
2001R00004103
RECORDER VANDERBURGH COUNTY
FEB 09 2001
AUDITOR
797



40 0 40 80 120

Scale 1" = 40'

△ SET 5/8" IRON ROD STAMPED "EASLEY S0006"
⊗ SET COTTON GIN SPIKE

GENERAL NOTES:

1. OWNER DEVELOPER: THOMAS AND JULIE WEBER; 1547 DIEFENBACH RD EVANSVILLE, IN 47720; (812) 421-8738.
2. GAS, ELECTRIC, AND WATER ARE AVAILABLE TO THE SITE. SANITARY SEWER UTILITIES ARE ALSO AVAILABLE TO THE SITE.
3. MAJORITY OF PROPERTY IS LOCATED OUTSIDE OF THE 100 YEAR FLOODPLAIN AS PER FIRM PANEL 180256 0100 B FOR VANDERBURGH COUNTY DATED MARCH 19, 1982. A SMALL PORTION LIES WITHIN THE 100 YEAR FLOODPLAIN, AS NOTED ON DRAWING.
4. 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.
5. SOIL CLASSIFICATION: AlB2 – ALFORD SILT LOAM, 2 TO 6% SLOPES
   Gu – GULLIED LAND, MODERATE SLOPING
   HoC3 – HOSMER SILT LOAM, 6 TO 12% SLOPES
   St – STENDAL SILT LOAM, LESS THAN 2% SLOPES
   Wa – WAKELAND SILT LOAM, LESS THAN 2% SLOPES
6. LOT 1B DRIVEWAY ACCESS SHALL BE LIMITED TO KRUEGER AVE.
7. NO BRICK OR OTHER NON-BREAKAWAY STRUCTURES MAY BE PLACED WITHIN THE COUNTY RIGHT-OF-WAY.

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

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: 1-5-01 Ralph A. Easley

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 REPLAT OF LOT 1 OF MOUNT IVY SUBDIVISION

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.

THOMAS WEBER
1547 DIEFENBACH
EVANSVILLE, IN 47720

Julie Weber
JULIE WEBER
1547 DIEFENBACH
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 5th DAY OF January 2001

MY COMMISSION EXPIRES: 11/23/2006

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 COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON DEC. 06, 2000

PLAT RELEASE Feb. 9, 2001

PRESIDENT Mark

EXECUTIVE DIRECTOR Barbara L. Cunningham

LAND DESCRIPTION

Part of the North Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a nail in a stone 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 a point in the East right-of-way line of Diefenbach Road at the Northwest corner of Lot 1 in Mount Ivy Minor Subdivision as per plat recorded in Plat Book "Q", page 62 in the office of the recorder of Vanderburgh County; said point being the true point of beginning; thence along the North line of said Lot 1

1st: North 89°45'00" East 297.55 feet to a 5/8" iron rod at the Northeast corner of said Lot 1; thence along the East line of said Lot 1

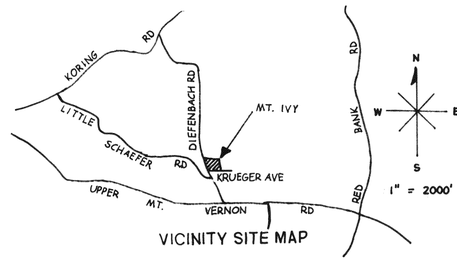
2nd: South 05°02'38" East 330.87 feet to a cotton gin spike in a tree trunk at the Southeast corner of said Lot 1 and lying on the North right-of-way line for Krueger Avenue, being 50 feet in width; thence along said right-of-way line and the South line of said Lot 1

3rd: South 89°45'25" West 140.25 feet to a point in the East right-of-way of Diefenbach Road at the Southwest corner of said Lot 1; thence along said right-of-way line and the West line of said Lot 1

4th: Northwesterly 282.99 feet along a non-tangent 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 distance of North 26°40'16" West 281.22 feet, to a cotton gin spike at the Point of Tangency of said curve; thence continue along said right-of-way and tangent to said curve

5th: North 37°47'14" West 98.18 feet to the true point of beginning, containing 1.537 acres more or less.

Q-117



VICINITY SITE MAP

REPLAT OF LOT 1 OF MOUNT IVY SUBDIVISION
THOMAS & JULIE WEBER
1515 DIEFENBACH RD & 6019 KRUEGER AVE
EVANSVILLE, IN

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

DRAWN BY: WEC	DATE 08-03-99	SHEET NO.: 1
CHECKED BY: RAE	PROJECT NO: 6897	
SCALE: 1" = 40'	REVISIONS CDB 11-17-99 JKS 12-08-99 JKS 09-11-00	APC# 35-MS-2000

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