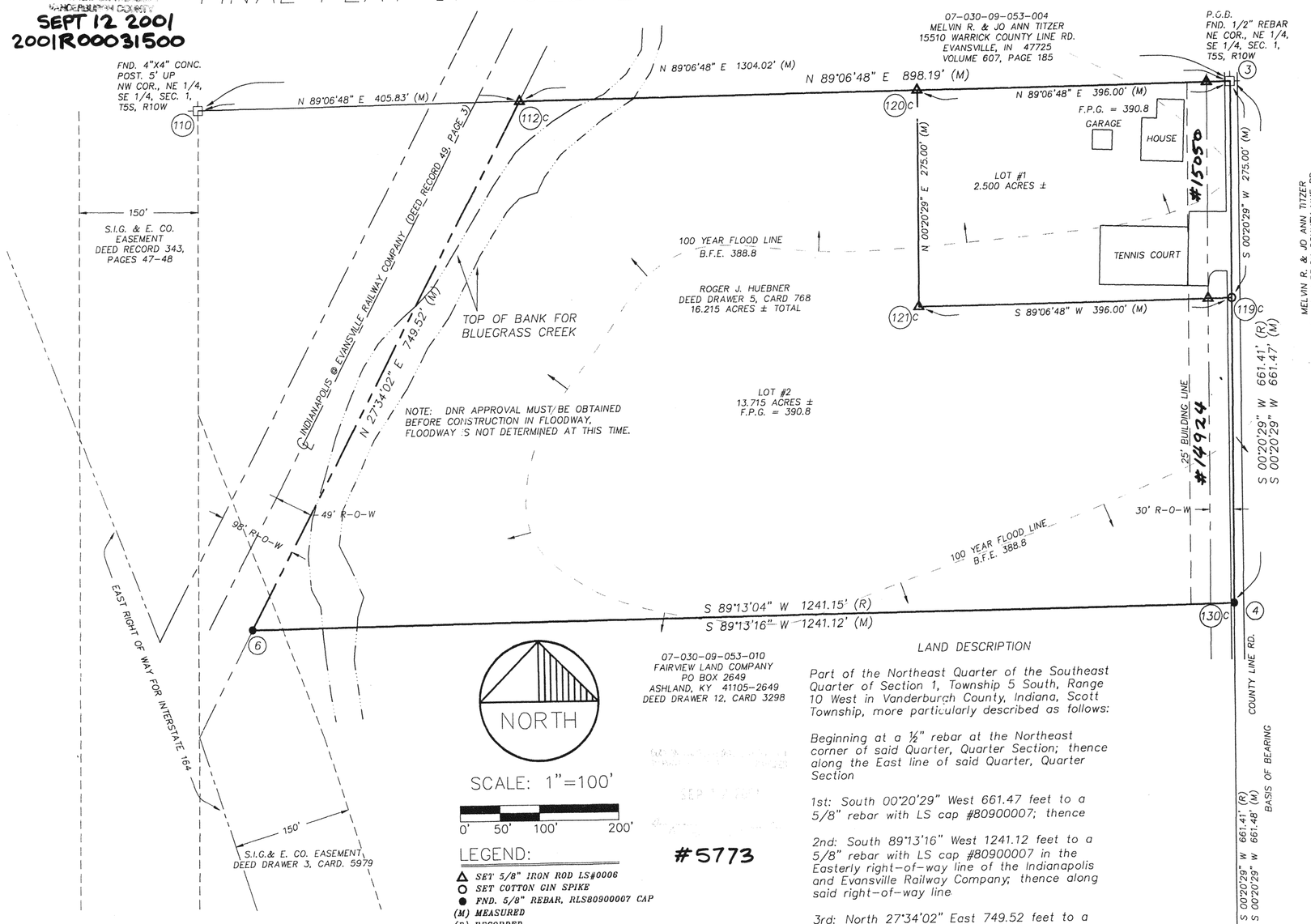
2:29 P
Q-153
SEPT 12 2001
2001R00031500

FINAL PLAT OF HUEBNER ACRES MINOR SUBDIVISION



#5773

LEGEND:

- △ SET 5/8" IRON ROD LS#0006
- ○ SET COTTON GIN SPIKE
- ● FND. 5/8" REBAR, RLS80900007 CAP
- (M) MEASURED
- (R) RECORDED
- (C) CALCULATED

LAND DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 1, Township 5 South, Range 10 West in Vanderburgh County, Indiana, Scott Township, more particularly described as follows:

Beginning at a ½" rebar at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section

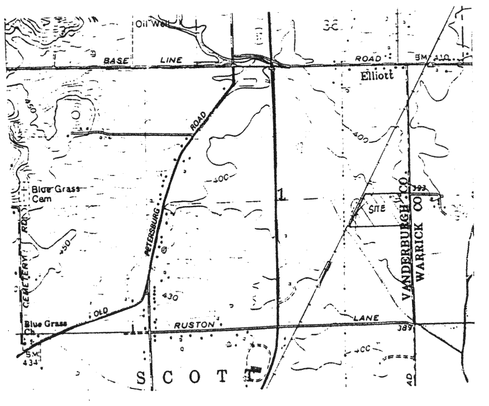
1st: South 00°20'29" West 661.47 feet to a 5/8" rebar with LS cap #80900007; thence

2nd: South 89°13'16" West 1241.12 feet to a 5/8" rebar with LS cap #80900007 in the Easterly right-of-way line of the Indianapolis and Evansville Railway Company; thence along said right-of-way line

3rd: North 27°34'02" East 749.52 feet to a 5/8" iron rod with LS cap #0006 in the North line of said Quarter, Quarter Section; thence along said North line

4th: North 89°06'48" East 898.19 feet to the point of beginning, containing 16.215 acres more or less.

VICINITY MAP 1"=2000'



THE GENERAL NOTES:

1. OWNER/DEVELOPER: ROGER J. & GENEVA A. HUEBNER, 2332 WATERSTONE DRIVE; EVANSVILLE, INDIANA 47725; (812) 897-1454

2. UTILITIES: CITY OF ELBERFELD WATER AND IS SEWERED BY PRIVATE SPETIC SYSTEMS. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE A ACCORDING TO COMMUNITY PANEL 180256 0025C FOR VANDERBURGH COUNTY, INDIANA UNINCORPORATED AREAS DATED AUGUST 5, 1991.)

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. 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, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S0006
DATED: 05/08/00

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 ESTATES, AND DESIGNATE IT AS
HUEBNER ACRES

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.

Roger J. Huebner - Geneva A. Huebner
ROGER J. & GENEVA A. HUEBNER

Q-153

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 17th DAY OF August, 2000.
MY COMMISSION EXPIRES: 12-26-04
RESIDENT OF VANDERBURGH COUNTY Jan Kemp

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. (SUB REVIEW).

PLAT RELEASE ~~Sept. 12, 2001~~
PRESIDENT
EXECUTIVE DIRECTOR Barbara L. Cunningham

Ratification
FOR PLAT RELATING TO THIS ~~LEASE~~ Plat
SEE MISC. BOOK 6 PAGE 9180
2002R00008084 DATED 2-20-2002
ATTEST: VANDERBURGH COUNTY AUDITOR
BY Rebecca J Reichard DRVC

APC# 25-MS-2000 Q-153

MINOR SUBDIVISION
ROGER J. HUEBNER
15050 EAST WARRICK COUNTY LINE ROAD
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 07/25/00	SHEET NO.: 1
CHECKED BY: D.E.G.	PROJECT NO: S-6851	
SCALE: 1"=100'	REVISIONS	APC# 25-MS-2000