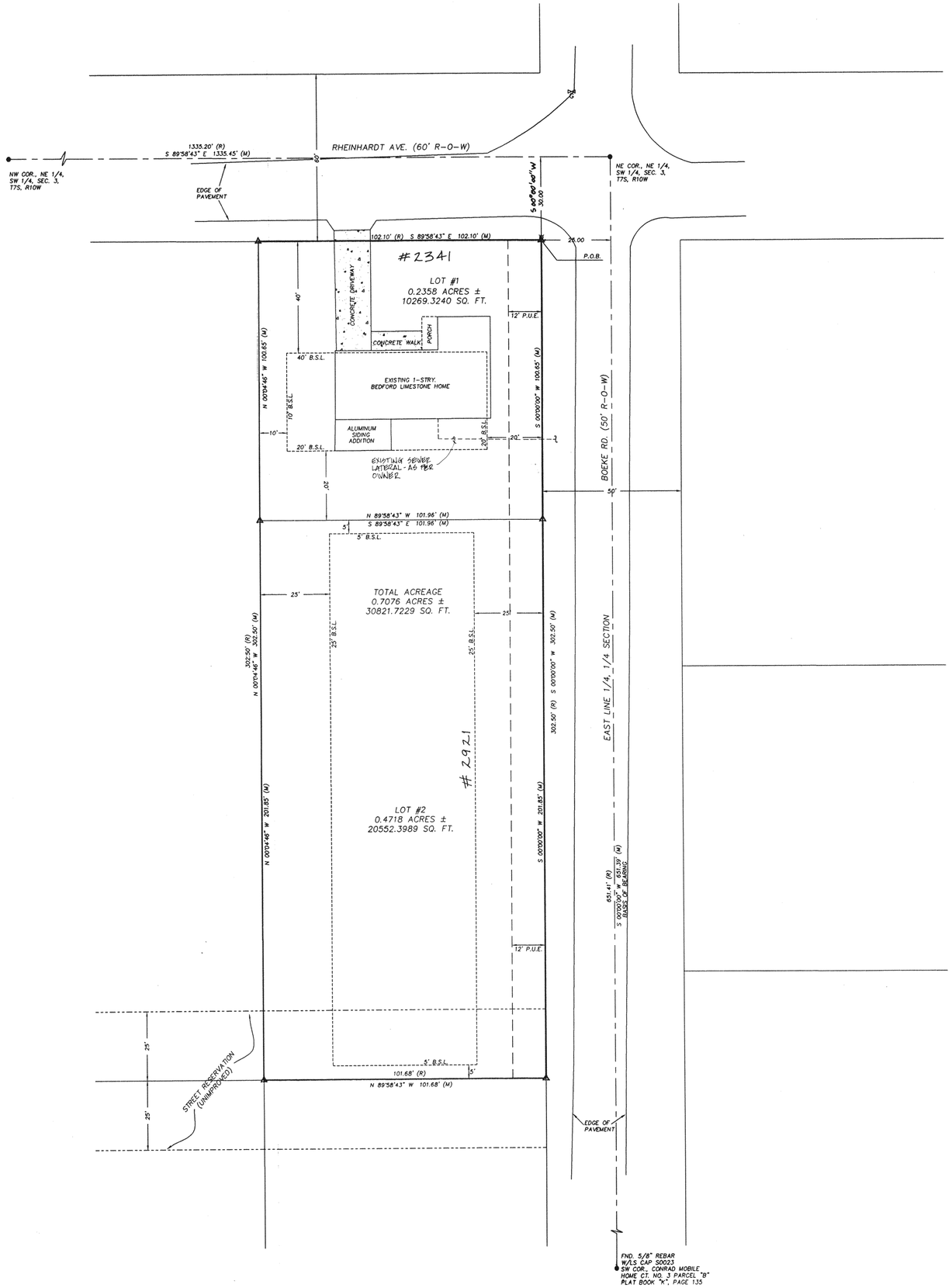
HUNTER PLACE MINOR SUBDIVISION

A REPLAT OF LOT 1 IN MALEY–WERTZ SECOND SUBDIVISION, AN ADDITION TO THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK H, PAGE 172 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.



SCALE: 1"=20'

0' 10' 20' 40'

LEGEND:

- △ SET 5/8" IRON ROD LS#0006
- ● FND. 1/2" IRON ROD, UNLESS NOTED
- FIRE HYDRANT
- WV WATER VALVE
- O_S SANITARY SEWER MANHOLE
- O_D STORM DRAIN MANHOLE
- POWER POLE
- □T TELEPHONE PEDESTAL
- *(M) MEASURED*
- *(R) RECORDED*
- *(C) CALCULATED*

RECEIVED FOR RECORD
AT 10:47 A M
PLAT Q-162
PAGE 162
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
OCT 26,2001
2001R00037036

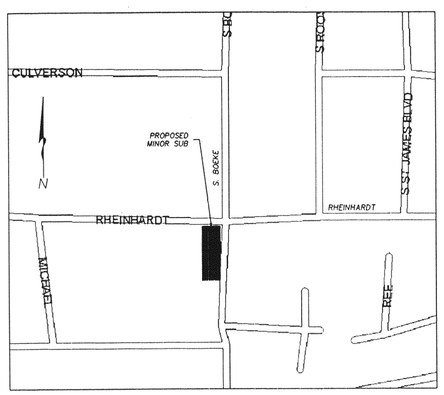
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 26 2001

AUDITOR
#6718

Q-162

NOTARY PUBLIC SEAL INDIANA



VICINITY MAP SCALE: 1" = 1000'

THE GENERAL NOTES:

1. OWNER/DEVELOPER: OWNERS–NELLO & RUIE GOLDEN, 2341 RHEINHARDT AVE., EVANSVILLE, IN 47714
DEVELOPER–LARRY CONNAWAY, 2918 S. ST. JAMES BLVD., EVANSVILLE, IN 47714

2. UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED IN ZONE C (EXPLANATION: AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY PANEL 180257 0007 B FOR CITY OF EVANSVILLE, INDIANA VANDERBURGH COUNTY DATED OCTOBER 15, 1981.)

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. ZONED: R-1

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
DATE SURVEY WAS CONDUCTED:

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
HUNTER PLACE MINOR 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 FOR THE USE OF SAID EASEMENT BY SAID UTILITY.

NELLO GOLDEN
2341 RHEINHARDT AVE
EVANSVILLE, IN 47714

RUIE GOLDEN
2341 RHEINHARDT AVE
EVANSVILLE, IN 47714

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 16th DAY OF October 2001.
MY COMMISSION EXPIRES: 11/22/06 Patricia E. Keith
RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

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 OCTOBER 3rd, 2001.

PLAT RELEASE 10-26-2001
PRESIDENT
EXECUTIVE DIRECTOR Barbara L. Cunningham

LAND DESCRIPTION

Part of the Northeast Quarter of the Southwest Quarter of Section 3, Township 7 South, Range 10 West, lying in Knight Township, Vanderburgh County, Indiana and being more particularly described as follows:

Lot 1 in Maley–Wertz Subdivision, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "H", page 172 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 5/8" iron rod with LS cap S0006 at the Northeast corner of said Lot 1, said point lying 30.00 feet Southerly of the North line of said Quarter, Quarter Section and 25.00 feet Westerly of the East line of said Quarter, Quarter Section; thence along the East line of said Lot 1

1st: South 00°00'00" West 302.50 feet to a 5/8" iron rod with LS cap S0006 at the Southeast corner of said Lot 1; thence along the South line of said Lot 1

2nd: North 89°58'43" West 101.68 feet to a 5/8" iron rod with LS cap S0006 at the Southwest corner of said Lot 1; thence along the West line of said Lot 1

3rd: North 00°04'46" West 302.50 feet to a 5/8" iron rod with LS cap S0006 at the Northwest corner of said Lot 1; thence along the North line of said Lot 1

4th: South 89°58'43" East 102.10 feet to the point of beginning and containing 0.7076 acres (30,821.7229 sq. ft.) more or less.

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT AND ATTACHED REPORT WAS EXECUTED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE. THE THEORETICAL UNCERTAINTY OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY IS WITHIN THE SPECIFICATIONS FOR A CLASS "B" SURVEY (±0.25') AS DEFINED IN 865 IAC 1-12.

RALPH A. EASLEY JR. PLS
INDIANA REGISTRATION NO. S0006

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

APC# 24-MS-2001

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

MINOR SUBDIVISION
LARRY CONNAWAY
2341 RHEINHART AVE.
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED BY: D.E.G.
SCALE: 1"=20'
DATE: OT-16-01
PROJECT NO.: S-1853
REVISIONS

SHEET NO.: 1 OF 1

C:\Projects\7159\7159CONNAWAY.dwg Mon Oct 15 15:18:40 2001 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED