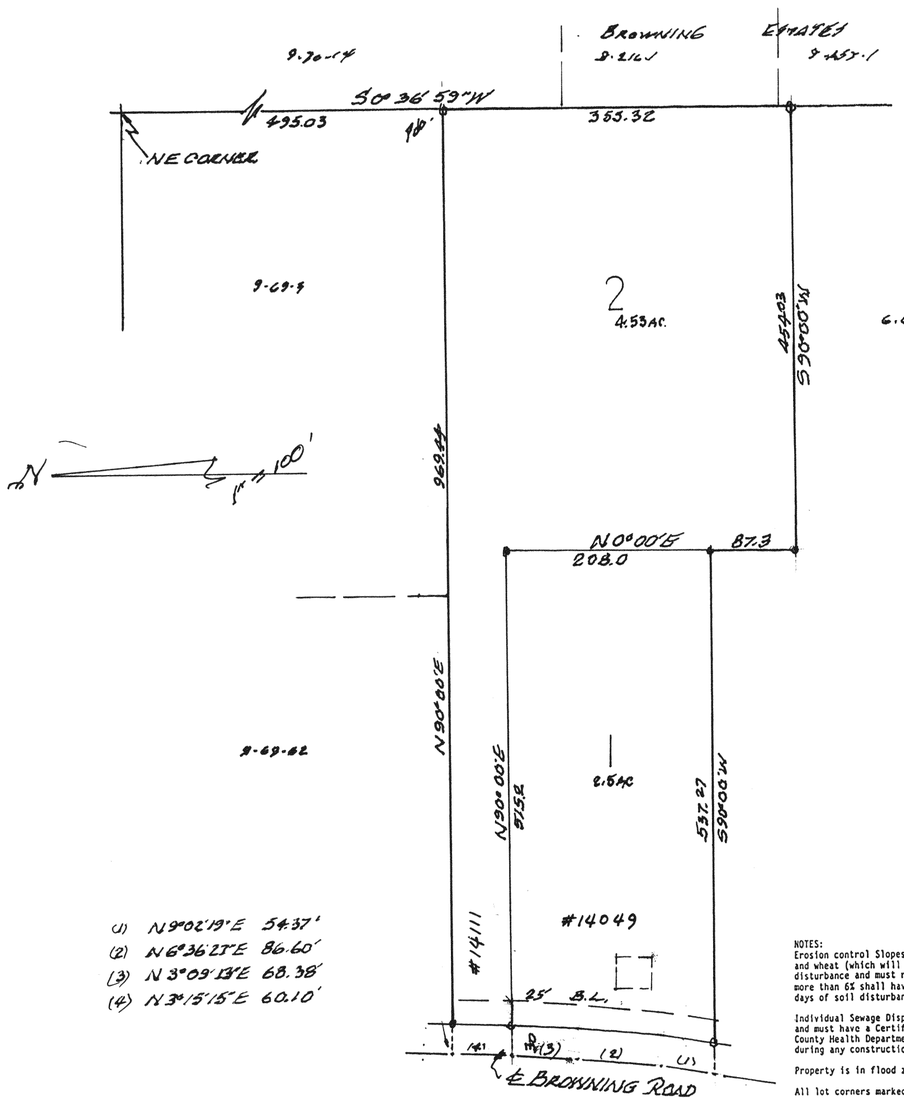
STEVE BECKER SUBDIVISION

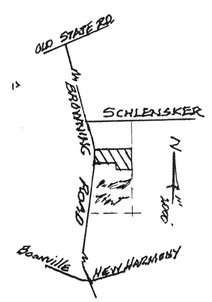
OF

Part of the Northeast Quarter of Section 9, Township 5 South, Range 10 West, Scott Township, Vanderburgh County, Indiana described as follows:

Beginning at a point on the East line of the Northeast Quarter of said Section 9 which lies South 0 degrees 36 minutes 59 seconds West a distance of 495.03 feet from the Northeast corner thereof, thence continue South 0 degrees 36 minutes 59 seconds West along said East line a distance of 355.32 feet, thence West a distance of 454.03 feet, thence North a distance of 87.30 feet, thence West a distance of 537.27 feet to a point in the center of Browning Road, thence along said center line on the following courses: 1. North 9 degrees 02 minutes 19 seconds East 54.37 feet; 2. North 6 degrees 36 minutes 27 seconds East 86.6 feet; 3. North 03 degrees 09 minutes 13 seconds East 68.38 feet; 4. North 03 degrees 15 minutes 15 seconds East 60.10 feet, thence East a distance of 969.44 feet to the place of beginning, containing 6.93 acres more or less.



(1) N9°02'19"E 54.37'
(2) N6°36'27"E 86.60'
(3) N3°09'13"E 68.38'
(4) N3°15'15"E 60.10'



LOCATION MAP

NOTES:
Erosion control Slopes of 0% to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of soil disturbance and must remain in place until final granding and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

Individual Sewage Disposal Systems must be in compliance with rule 410-IAC 6-8J and must have a Certified Engineer Designed System approved by the Vanderburgh County Health Department. Area reserved for septic systems shall be protected during any construction on lot.

Property is in flood zone "C" according to FIRM Map Panel No. 180256 0015 C.

All lot corners marked with 5/8" iron pin except as noted.

No brick or nonbreakaway mailbox structures shall be placed in street Right-Of-Way.

EVANSVILLE Water available at site.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JAN 08 2002
AUDITOR
#213

RECEIVED FOR RECORD
DATE 1-8-02 3:21 PM
PLAT Q-
PAGE 178
INSTR 2002R0000●1251
RECORDER
VANDERBURGH COUNTY

OWNER'S CERTIFICATE

We, The undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as STEVE BECKER SUBDIVISION

All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure.
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 obstruction. No structure other than such utility facility 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 easements 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.

Steve Becker
10400 Browning Road
Evansville, IN 47725

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 owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 8th day of January, 2002.

My commission expires 3/14/04 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

A.P.C. CERTIFICATE

Under the authority provided by 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 OCT. 9, 2001 (SUB REVISED).

Plat Release JAN. 07, 2002

President

Executive Director Stanley E. Smith

Q-178

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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 shown exist at locations as noted, that this survey was made in accordance with Title 864, Article 1.1, Chapter 8 Section 1 through 34 of the Indiana Administration Code and accordingly under by supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson Date 11/21/01
Billy T. Nicholson IN No. 7964
Evansville, IN

APC# 35-MS-2001 9-01-3