KRON SUBDIVISION

SCALE 1" = 100'
50 150
0 100 200

OWNERS CERTIFICATE

MARILYN A. WEISMAN
ALVIN C. KRON
MELVIN A. KRON 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 KRON SUBDIVISION

Marilyn A. Weisman Melvin A Kron
Alvin C Kron

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 21 2002
Suzanne M. Crouch AUDITOR
#3483

RECEIVED FOR RECORD
DATE 5-21-02 11:23A M
PLAT BOOK Q-
PAGE 197
INSTR # 2002R00019592
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

NOTARY CERTIFICATE

STATE OF INDIANA
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 7 DAY OF May, 2002
MY COMMISSION EXPIRES: Nov. 9, 2008
Jane M Alvarez NOTARY PUBLIC
RESIDENT OF Gibson COUNTY
Jane M Alvarez PRINTED

A.P.C. 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 April 9, 2002 (AT SUB REVIEW)

PLAT RELEASE May 21, 2002
PRESIDENT Mark Seifert
EXECUTIVE DIRECTOR Bradley E Hill

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, 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 ALL LOCATIONS NOTED.

FRED J. KUESTER — MARCH 12, 2002 DATE

FRED J. KUESTER REGISTERED No. S 0137 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES:

OWNER: MARILYN A. WEISMAN
ALVIN C. KRON
MELVIN C. KRON
5400 ARMSTRONG RD.
EVANSVILLE, IN. 47720

UTILITIES: VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE. WATER SERVICE IS A PRIVATE WELL. THE EXISTING PRIVATE SEPTIC SYSTEM MUST BE IN COMPLIANCE WITH 410 IAC 6-8.1

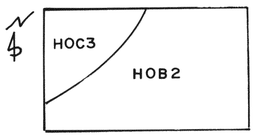
ZONING: SUBJECT PROPERTY IS ZONED AGRICULTURE.

EROSION CONTROL: SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT WHICH WILL BE USED PRIMARILY FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND 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 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

FLOOD PLAIN DATA: THE PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM PANEL NO. 55 OF 100, NO. 180256 0055 C DATED AUGUST 5, 1991, FOR VANDERBURGH COUNTY, INDIANA. MINIMUN FINISHED FLOOR ELEVATION TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY THE VANDERBURG COUNTY BUILDING COMISSIONERS.

SOIL DATA:

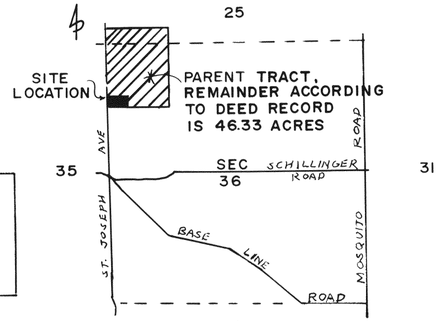
HOC3 HOSMER SILT LOAM, 6% TO 12% SLOPES, ERODED.
HOB2 HOSMER SILT LOAM, 2% TO 6% SLOPES, ERODED.



SOIL MAP

NOTE: ADDRESS OF PROPERTY IS 17105 N. ST. JOSEPH AVE. EVANSVILLE, IN. 47725

NOTE: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHT OF WAY.



LOCATION MAP

LEGAL DESCRIPTION

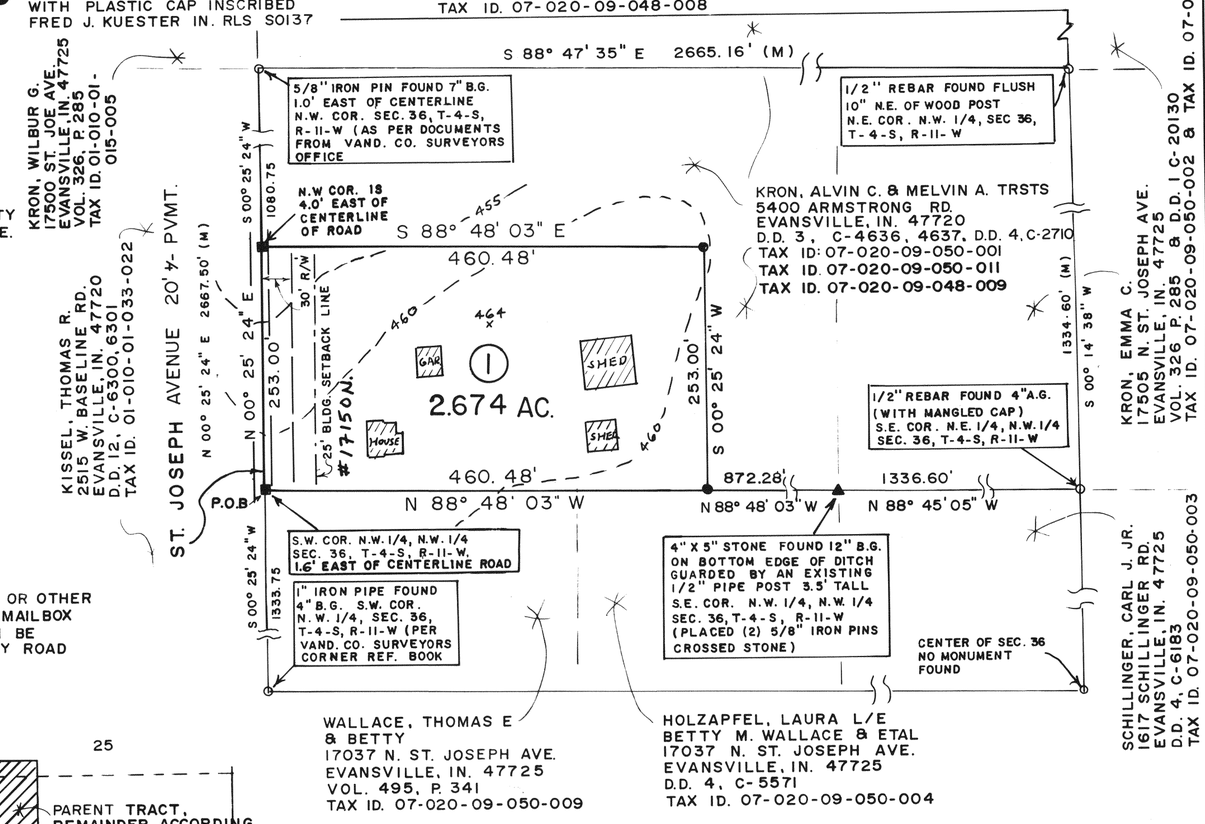
PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION (36), TOWNSHIP (4) SOUTH, RANGE (11) WEST, IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD SPIKE SET FLUSH MARKING THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00° 25' 24" EAST ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION TWO HUNDRED FIFTY-THREE AND NO HUNDREDTHS (253.00) FEET TO A RAILROAD SPIKE SET FLUSH; THENCE SOUTH 88° 48' 03" EAST FOUR HUNDRED SIXTY AND FORTY-EIGHT HUNDREDTHS (460.48) FEET TO A 5/8 INCH IRON PIN SET FLUSH (WITH CAP LS. SO137); THENCE SOUTH 00° 25' 24" WEST TWO HUNDRED FIFTY-THREE AND NO HUNDREDTHS (253.00) FEET TO A 5/8 INCH PIN SET FLUSH (WITH CAP LS. SO137) ON THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 88° 48' 03" WEST ALONG SAID SOUTH LINE FOUR HUNDRED SIXTY AND FORTY-EIGHT HUNDREDTHS (460.48) FEET TO THE POINT OF BEGINNING.

CONTAINING 2.674 ACRES, MORE OR LESS.
SUBJECT TO ALL LEGAL RIGHT OF WAYS AND/OR EASEMENT.

LAND SURVEYOR
FRED J. KUESTER
R.R. 2, BOX 72 A
FORT BRANCH, IN. 47648
1-812-753-4843

LEGEND
⊙ MONUMENT AS NOTED
▲ STONE FOUND AS NOTED
■ RAILROAD SPIKE SET FLUSH
● 5/8" IRON PIN SET FLUSH WITH PLASTIC CAP INSCRIBED FRED J. KUESTER IN. RLS SO137



Q-197

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.

APC# 12-MS-2002