

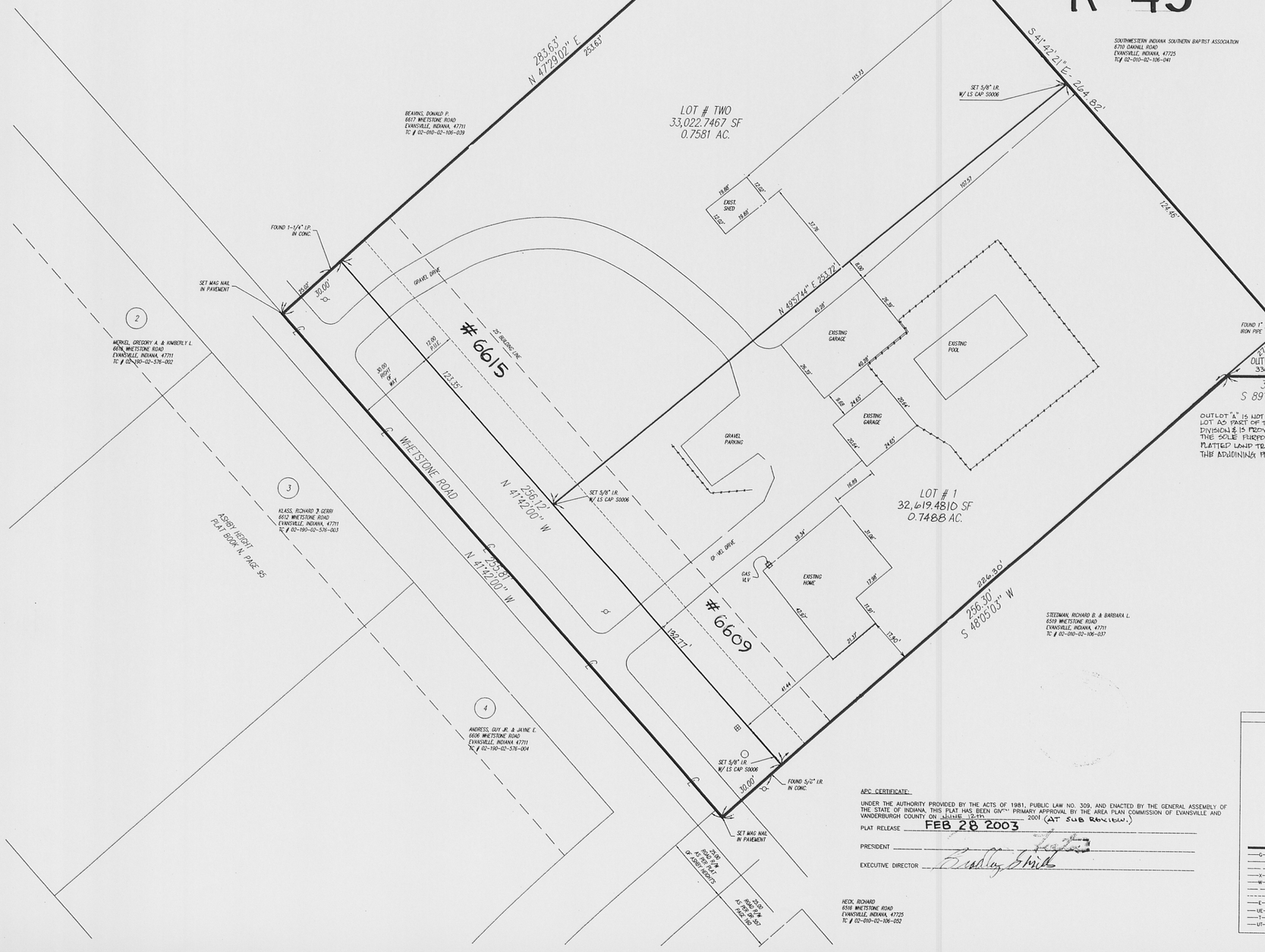
VICINITY PLAN

SCALE: 1" = 2000'

PRIMARY PLAT
ZITELLA MINOR SUBDIVISION

PART OF THE EAST 1/2 OF THE S.E. 1/4, SEC 34, T 5 S, R 10 W

R-45



THE GENERAL NOTES:

1. OWNER/DEVELOPER: LEO AND PEGGY SUE ZITELLA; 6609 WHETSTONE ROAD; EVANSVILLE, IN 47711; (812) 897-7932

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

3. FLOOD PLAIN DATA: NONE OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS DETERMINED BY EXAMINATION OF FIRM COMMUNITY PANEL # 180256 0025C FOR VANDERBURGH COUNTY, INDIANA UNINCORPORATED AREA, 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.

6. FAA NOISE SENSITIVE NOTE:IT IS UNDERSTOOD BY THE OWNERS THAT THE ABOVE DESCRIBED REAL PROPERTY LIES IN CLOSE PROXIMITY TO AN OPERATING AIRPORT AND THAT THE OPERATION OF THE AIRPORT AND THE LANDING AND TAKEOFF OF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS.

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.

RALPH A. EASLEY, JR.
INDIANA REG. NO. LS 50006
SURVEYED PERFORMED ON MARCH 14, 2001

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DECORIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS ZITELLA 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, 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.

LAWRENCE E. ROMIREO
6609 WHETSTONE ROAD
EVANSVILLE, IN 47711
OWNER LOT 1

DOTY J. ROMIREO
6609 WHETSTONE ROAD
EVANSVILLE, IN 47711
OWNER LOT 1

LEO ZITELLA
1862 IDYLYD ROAD
SPRINGETTSBURY, PA 17402
OWNER LOT 2

PEGGY SUE ZITELLA
1862 IDYLYD ROAD
SPRINGETTSBURY, PA 17402
OWNER LOT 2

NOTARY CERTIFICATES:

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 7th DAY OF OCTOBER 2002.

MY COMMISSION EXPIRES: 11/22/06

RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

STATE OF PENNSLYVANIA)
SS:
COUNTY OF YORK)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR YORK COUNTY, STATE OF PENNSYLVANIA 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 7th DAY OF March 2002.

MY COMMISSION EXPIRES: SEPT. 19th - 2005

RESIDENT OF YORK COUNTY Darcie Bupp

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 JUNE 12TH, 2001 (AT SUB REVIEW.)

PLAT RELEASE FEB 28 2003

PRESIDENT

EXECUTIVE DIRECTOR

RECEIVED FOR RECORD
DATE 02-28-03 3:26 PM
PLAT R-45
INSTR. 2003R00009250
BETTY KNIGHT
VANDERBURGH COUNTY

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

LEGEND

I.R.	IRON ROD
I.P.	IRON PIPE
RR SPIKE	RAILROAD SPIKE
EX.	EXISTING
E.O.P	EDGE OF PAVEMENT
(C)	CALCULATED
(R)	RECORD
(M)	MEASURED
	FIRE HYDRANT
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	WATER METER
	GAS VALVE
	GAS METER
	TRAFFIC SIGN
TC=	TOP OF CURB
GL=	GUTTER LINE
	PROPERTY CORNER & BOUNDARY
G T G D	GAS LINE
	RIGHT-OF-WAY LINE
	ADJOINING PROPERTY LINE
X X X X	FENCE
W W W W	WATER LINE
	BUILDING SETBACK LINE
	EASEMENT LINE
E E E E	ELECTRIC LINE
UE UE UE UE	UNDERGROUND ELECTRIC
T T T T	TELEPHONE LINE
UT UT UT UT	UNDERGROUND TELEPHONE

LEO AND PEGGY SUE ZITELLA
ZITELLA MINOR SUBDIVISON
6609 WHETSTONE
VANDERBURGH COUNTY, INDIANA

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

DRAWN BY: TJK	DATE 4/27/01	SHEET NO.: 1 OF 1
CHECKED BY: RAE	PROJECT NO: 7094	
SCALE: AS NOTED	REVISIONS	18-MS-2001

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