For easement Applying to this deed see Deed Drawer ____ card ____

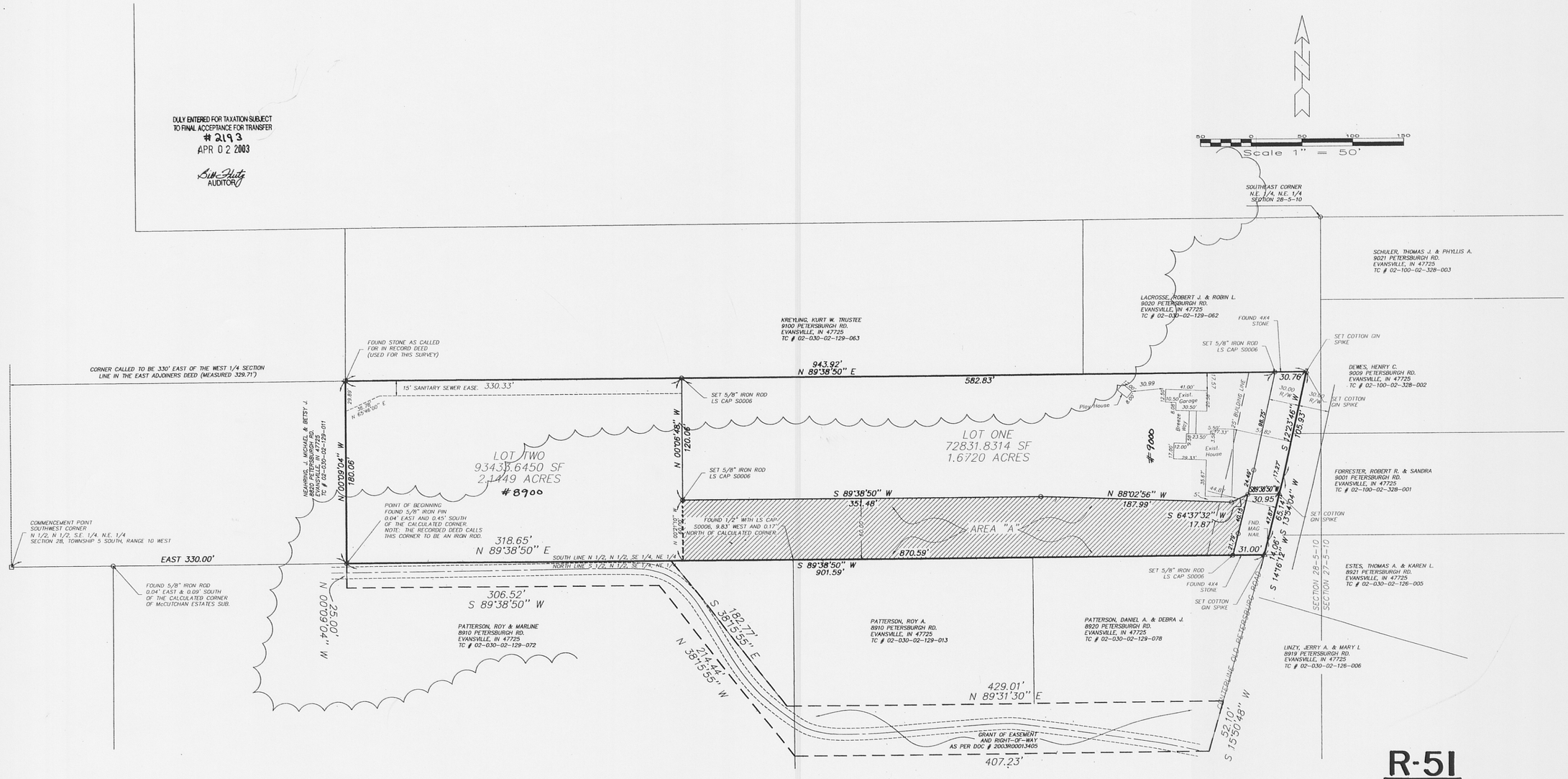
04-05209

For easement Applying to this deed see Deed Drawer ____ card ____

04-04994

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
2193
APR 02 2003
Bill Hutz
AUDITOR

RECEIVED FOR RECORD
DATE 4-2-03 3:31 P M
PLAT BOOK R
PAGE 51
INSTR # 2003R0001468S
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



R-51

HEARTHSIDE MINOR SUBDIVISION

PART OF THE NORTH HALF OF THE NORTH HALF OF THE SE QUARTER OF THE NE QUARTER OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN CENTER TOWNSHIP, VANDERBURGH CO., IN

LAND DESCRIPTION

Part of the North Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 South, Range 10 West, lying in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point on the South line of said Half, Half, Quarter, Quarter Section, said point being 330.00 feet East of the Southwest corner thereof, thence

1st: North 00°09'04" West 180.06 feet to a stone; thence parallel with the South line of said Half, Half, Quarter, Quarter Section

2nd: North 89°38'50" East 943.92 feet to a cotton gin spike in the centerline of Old Petersburg Road; thence along said centerline for the following 3 (three) courses

3rd: South 12°23'46" West 105.93 feet to a cotton gin spike; thence

4th: South 13°54'04" West 65.14 feet to a mag nail; thence

5th: South 14°12" West 14.06 feet to a cotton gin spike in the South line of said Half, Half, Quarter, Quarter Section; thence along said South line

6th: South 89°50" West 901.59 feet to the point of beginning and containing 3.8169 acres more or less.

SUBJECT TO: The right of way of Old Petersburg Road, 30 feet in width and lying Easterly of and coincident with the 3rd, 4th and 5th courses of the above described parcel.

THE GENERAL NOTES:

1. OWNER/DEVELOPER: RALPH A. EASLEY, JR.; 9000 PETERSBURG ROAD; EVANSVILLE, IN 47725, PH: (812) 424-2481
2. UTILITIES: WATER BY CITY OF EVANSVILLE. SEWER AVAILABLE BY EXTENSION. GAS AND ELECTRIC SERVICE BY S.I.G.E.CO.
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.

Subdivision Plat Certifications

Owner's Certificate:
The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as HEARTHSIDE MINOR SUBDIVISION.

Strips or areas of land, of the dimensions show on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Ralph A. Easley Jr.
RALPH A. EASLEY, JR.

Owner / Developer: Ralph A. Easley, Jr
9000 Petersburg Road
Evansville, Indiana 47720

Notary Certificate:

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 21st day of March ~~2002~~ 2003

My Commission Expires: 11/22/04
Notary resides in Vanderburgh County, Indiana.
Patricia E. Keith
Notary Public
Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

Area Plan Commission Certificate:

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat was given PRIMARY APPROVAL by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on MARCH 6th, 2003.

Mark Foster
President

Bradley K. Hill
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for recording:

Bradley K. Hill
Executive Director

APRIL 2, 2003
Plat Release Date

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

Surveyor's Certificate:

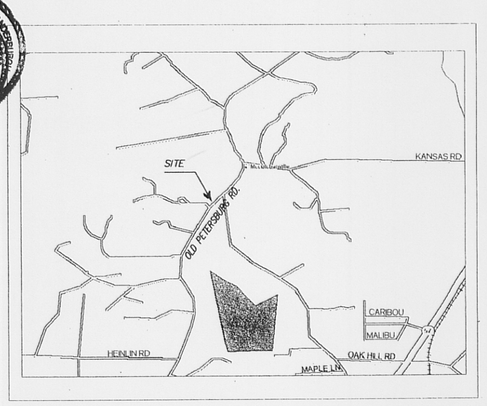
I, Ralph A. Easley, Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on Monday, May 22nd, 2002 and that all monuments shown exist at the locations as noted

Witness my hand and seal this MARCH 27, 2003

Ralph A. Easley, Jr. L.S.
Indiana Registration No. S-0006

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

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



VICINITY MAP

Apc# 13-MS-2002

RALPH A. EASLEY, JR. REGISTERED No. 12892 STATE OF INDIANA PROFESSIONAL ENGINEER

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

AE2

FINAL PLAT
HEARTHSIDE MINOR SUB.
9000 PETERSBURGH ROAD
VANDERBURGH COUNTY, INDIANA

DRAWN BY:	T.K.
CHECKED BY:	R.A.E.
DATE:	3/10/03
PROJECT NO.:	7345
REVISIONS	
SCALE:	AS NOTED
SHEET NO.:	7345

C:\PROJECTS\7345\7345