Wunderlich Minor Subdivision

Part of the NW 1/4 of the SW 1/4 of Section 4, Township 5 South, Range 11 West Vanderburgh County, Indiana

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 02 2003

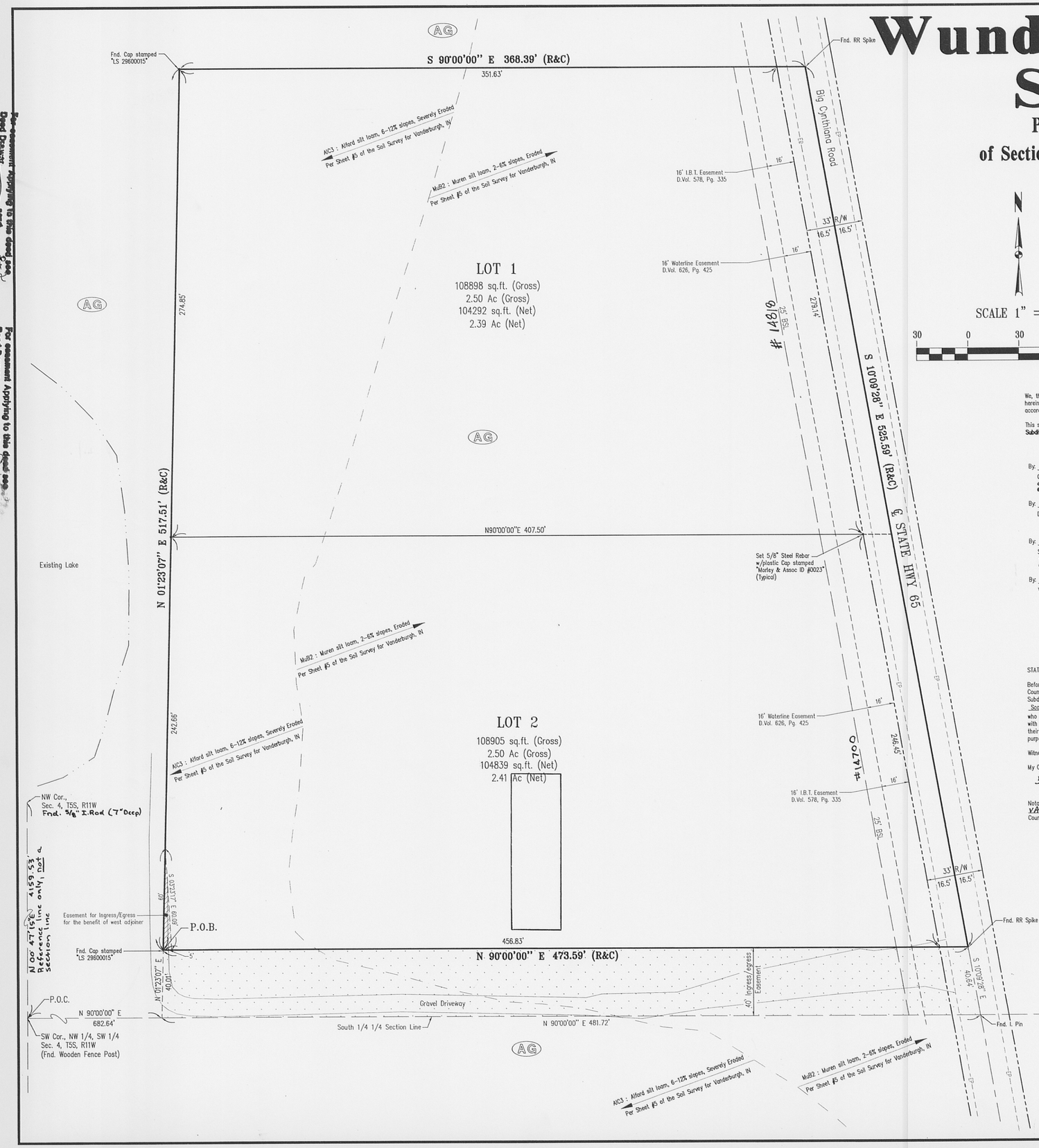
Bill Hintz AUDITOR

#3777

RECEIVED FOR RECORD
DATE 06-02-03 3:01 PM
PLAT BOOK R-60
PAGE
INSTR # 2003R00024762
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
2003R00024762

For easement Applying to this deed see Deed Drawer 03-49310 card

For easement Applying to this deed see Deed Drawer 03-49308 card



SCALE 1" = 30'

30 0 30 60 90

LEGEND

D. DR.	DEED DRAWER
VOL.	DEED VOLUME
Pg.	PAGE
P.O.B.	POINT OF BEGINNING
	ZONING CLASSIFICATION
R/W.	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTER LINE
BSL	BUILDING SETBACK LINE

OWNER'S CERTIFICATE

We, the undersigned owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as **Wunderlich Minor Subdivision.**

By: Gary Wunderlich
Gary Wunderlich – Owner Lot 1
6325 St. Paul's Drive
Evansville, IN 47720

By: Dianne Wunderlich
Dianne Wunderlich – Owner Lot 1

By: Scott M. Wunderlich
Scott M. Wunderlich – Owner Lot 2
14700 Big Cynthiana Rd.
Evansville, IN 47720

By: Vicki Wunderlich
Vicki Wunderlich – Owner Lot 2

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Gary Wunderlich, Dianne Wunderlich, Scott M. Wunderlich, and Vicki Wunderlich 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 28TH day of MAY 2003

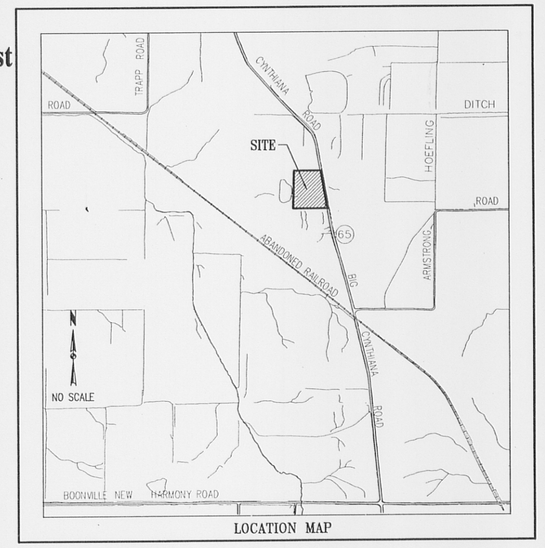
My Commission Expires: 5-21-10

Gerald M. Wathen
Notary Public

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WITHROW
(Typed or printed name)

NOTARY PUBLIC SEAL INDIANA



LOCATION MAP

GENERAL NOTES

Zoning: Subject property currently zoned AG. Adjacent property currently zoned as shown hereon:

Utilities: German Township Water and SIGECO Electric is available to lots within the subdivision.

Septic System: Sanitary sewage disposal by septic tank/field bed system–Approval by Vanderburgh County Health Department required. Soil analysis and dye testing are required per the Vanderburgh County Health Department.

INDOT Review: Any diversion of surface water or increase in the rate of runoff from the site into highway right-of-way will require INDOT review. INDOT requires that the 50 year developed property run-off rate shall not exceed the 10 year undeveloped property run-off rate.

Basements: The Vanderburgh County Building Commissioner must approve all basements.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0075 C, dated August 5, 1991, and Community Panel Number 180256 0055 C, dated August 5, 1991. All of the proposed subdivision lies within Zone C.

Only Lot 1 will be built on. An existing home is built on Lot 2. No erosion plan is required for this subdivision since the area to be disturbed is less than 5.0 acres

Erosion Control: The Developer, Development Contractors, Builders, Lot Owners, and anyone else that disturbs earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Right-of-Way Improvements: Any new driveways connecting to State Hwy 65 will require a permit from INDOT.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on May 13, 2003. (Subdivision Review)

President

Blaine Oliver
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Blaine Oliver
Executive Director

PLAT RELEASE DATE: 6-02-2003

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 4, Township 5 South, Range 11 West of the Second P.M. Armstrong Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said section; thence North 90 degrees 00 minutes 00 seconds East along the south line of said quarter quarter section 682.64 feet; thence North 01 degrees 23 minutes 07 seconds East 40.01 feet to the Point of Beginning; thence North 01 degrees 23 minutes 07 seconds East 517.51 feet ; thence South 90 degrees 00 minutes 00 seconds East parallel to the south line of said quarter quarter section 368.39 feet to the centerline of State Highway 65; thence South 10 degrees 09 minutes 28 seconds East along said centerline 525.59 feet ; thence North 90 degrees 00 minutes 00 seconds West parallel to the south line of said quarter quarter section 473.59 feet to the Point of Beginning, containing 5.00 acres more or less.

Subject to all legal easements and rights-of-way.

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, do 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.

Witness my hand and seal this 28th day of May 2003.

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Bret Alan Sermersheim

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION

R-60

Morley and Associates inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2514

Secondary Plat

Proj. No.: 5604Minor.dwg 05/28/03 BAS

Apc 8-MS-2003