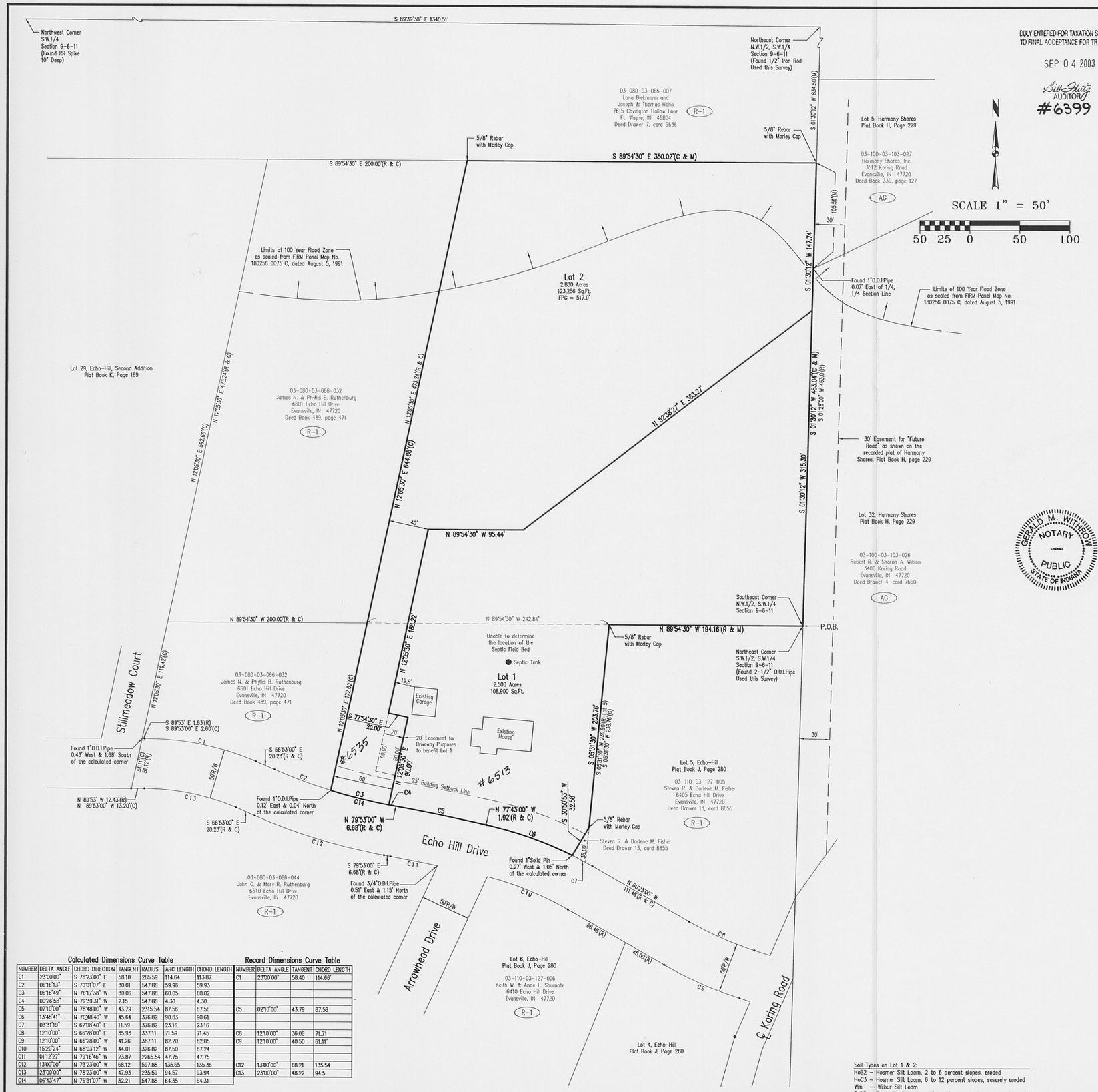
Eisterhold Place Minor Subdivision

RECEIVED FOR RECORD
DATE 09-04-03 4:15 P M
PLAT BOOK R-
PAGE 70
INSTR # 2003R00041824
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 04 2003

Bill Hunt
AUDITOR
#6399



Calculated Dimensions Curve Table						
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°00'00"	S 78°23'00" E	58.10	285.59	114.64	113.87
C2	06°16'13"	S 70°01'07" E	30.01	547.88	59.96	59.93
C3	06°16'49"	N 76°17'38" W	30.06	547.88	60.05	60.02
C4	00°28'58"	N 79°39'31" W	2.15	547.88	4.30	4.30
C5	02°10'00"	N 78°48'00" W	43.79	2315.54	87.56	87.56
C6	13°48'41"	N 70°28'40" W	45.64	376.82	90.83	90.61
C7	03°31'19"	S 62°08'40" E	11.59	376.82	23.16	23.16
C8	12°10'00"	S 66°28'00" E	35.93	337.11	71.59	71.45
C9	12°10'00"	N 66°28'00" W	41.26	387.11	82.20	82.05
C10	15°20'24"	N 68°03'12" W	44.01	326.82	87.50	87.24
C11	01°12'27"	N 79°16'46" W	23.87	2265.54	47.75	47.75
C12	13°00'00"	N 73°23'00" W	68.12	597.88	135.65	135.36
C13	23°00'00"	N 78°23'00" W	47.93	235.59	94.57	93.94
C14	06°43'47"	N 76°31'07" W	32.21	547.88	64.35	64.31

Record Dimensions Curve Table				
NUMBER	DELTA ANGLE	TANGENT	CHORD LENGTH
C1	23°00'00"	58.40	114.66'
C5	02°10'00"	43.79	87.58
C8	12°10'00"	36.06	71.71
C9	12°10'00"	40.50	61.11'
C12	13°00'00"	68.21	135.54
C13	23°00'00"	48.22	94.5

SCALE 1" = 50'
50 25 0 50 100

Soil Types on Lot 1 & 2:
HoB2 – Hosmer Silt Loam, 2 to 6 percent slopes, eroded
HoC3 – Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded
Wm – Wilbur Silt Loam
ZeD3 – Zanesville Silt Loam, 12 to 18 percent slopes, severely eroded

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 **Eisterhold Place Minor Subdivision**.

Owners:

John W. & Grace E. Eisterhold
trustee of revocable trust
(Mary A. McLaughlin, trustee)
2301 Foxcliff North
Martinsville, IN 46151

Brian S. Raben
6513 Echo Hill Drive
Evansville, IN 47720

Gretchen L. Raben
6513 Echo Hill Drive
Evansville, IN 47720

Notary Certificate

STATE OF INDIANA, COUNTY OF) ss:

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

Witness my hand and seal this 18th day of July, 2003.

My Commission Expires:
December 21, 2009

Connie S. Blackwell
Notary Public

Notary Resides in MARION
County, Indiana

Connie S. Blackwell
(typed or printed name)

Notary Certificate

STATE OF INDIANA, COUNTY OF) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, (Brian S. and Gretchen L. Raben) 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 6TH day of AUGUST, 2003.

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public

Notary Resides in VANDERBURGH
County, Indiana

GERALD M. WITHROW
(typed or printed name)

GERALD M. WITHROW NOTARY PUBLIC STATE OF INDIANA

General Notes

Access: All lots shall access Echo Hill Drive only.

Utilities: Evansville City water is available on site. Sewers will be on a septic system.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Natural surface water courses across lots shall be maintained by the individual lot owners and any obstructions in natural surface water courses are prohibited.

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

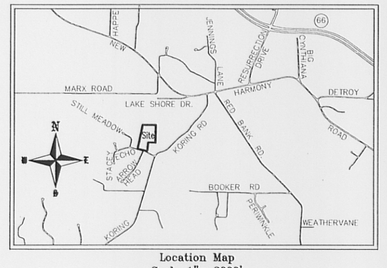
The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

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.

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."

Private Sewerage Disposal Requirements: A Plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of a private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it can not be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, 1AC-410-8, and any Vanderburgh County Ordinance and amendments thereto.

A Retracement Boundary Survey of the subject property was completed by Morley and Associates on December 5, 2000. This survey is recorded in Document Number 2003R00025399 in the Vanderburgh County Recorders Office.



Location Map
Scale 1"= 2000'

Boundary Description

Part of the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Southwest Quarter of Section Nine (9), Township Six (6) South, Range Eleven (11) West, in German Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest Corner of the Southwest Quarter of said Section; thence along the north line of the Northwest Quarter of the Southwest Quarter of said Section, South 89 degrees 39 minutes 38 seconds East 1340.51 feet to the northeast corner of said Quarter Quarter Section; thence along the east line of said Quarter Quarter Section, South 01 degree 30 minutes 12 seconds West 1297.54 feet to the southeast corner thereof and being the point of beginning; thence along the south line of said Quarter Quarter Section, North 89 degrees 54 minutes 30 seconds West 194.16 feet to the northwest corner of Lot 5 in Echo-Hill as recorded in Plat Book J, page 280 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Lot 5, South 05 degrees 31 minutes 30 seconds West 203.76 feet to a corner of a tract of land conveyed to Steven R. and Darlene M. Fisher in Deed Drawer 13, Card 8855 in the office of said Recorder; thence along the west line of said Fisher tract, South 30 degrees 50 minutes 53 seconds West 32.56 feet to a point on the north line of Echo Hill Drive, said point being the beginning of a non-tangent curve to the left, having a central angle of 13 degrees 48 minutes 41 seconds and a radius of 376.82 feet, from which the chord bears North 70 degrees 48 minutes 40 seconds West 90.61 feet; thence along the north line of Echo Hill Drive and along the arc of said curve 90.83 feet; thence continue along the north line of said road, North 77 degrees 43 minutes 00 seconds West 1.92 feet to the beginning of a tangent curve to the left having a central angle of 02 degrees 10 minutes 00 seconds and a radius of 2315.54 feet, from which the chord bears North 78 degrees 48 minutes 00 seconds West 87.56 feet; thence continue along the north line of said road and along the arc of said curve 87.56 feet; thence continue along the north line of said road North 79 degrees 53 minutes 00 seconds West 6.68 feet to the beginning of a tangent curve to the right having a central angle of 06 degrees 43 minutes 47 seconds and a radius of 547.88 feet, from which the chord bears North 76 degrees 31 minutes 07 seconds West 64.31 feet; thence along the north line of Echo Hill Drive and along the arc of said curve 64.35 feet to a point on the east line of a tract of land conveyed to James N. and Phyllis B. Ruthenburg in Deed Book 489, page 471 in the office of the Recorder of Vanderburgh County, Indiana; thence along said east line, North 12 degrees 05 minutes 30 seconds East 644.86 feet to the northeast corner thereof; thence parallel with the north line of the Southwest Quarter of the Southwest Quarter of said Section, South 89 degrees 54 minutes 30 seconds East 350.02 feet to a point on the east line of the Northwest Quarter of the Southwest Quarter of said Section; thence along the east line of said Quarter Quarter Section, South 01 degree 30 minutes 12 seconds West 463.04 feet to the point of beginning and containing a gross area of 5.330 acres.

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

Surveyor's Certificate

I, Scott D. Buedel, 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 17th day of July 2003.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel, PLS
Indiana Registration No. S00031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

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, July 8, 2003. (at Subdivision Review)

Mark Foster
President

Bradley B Mills
Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

Bradley B Mills
Executive Director

PLAT RELEASE DATE: Sept. 4, 2003

R-70

APC# 16-MS-2003

4529 2-Lot-MINOR.dwg 7/17/03 SDB