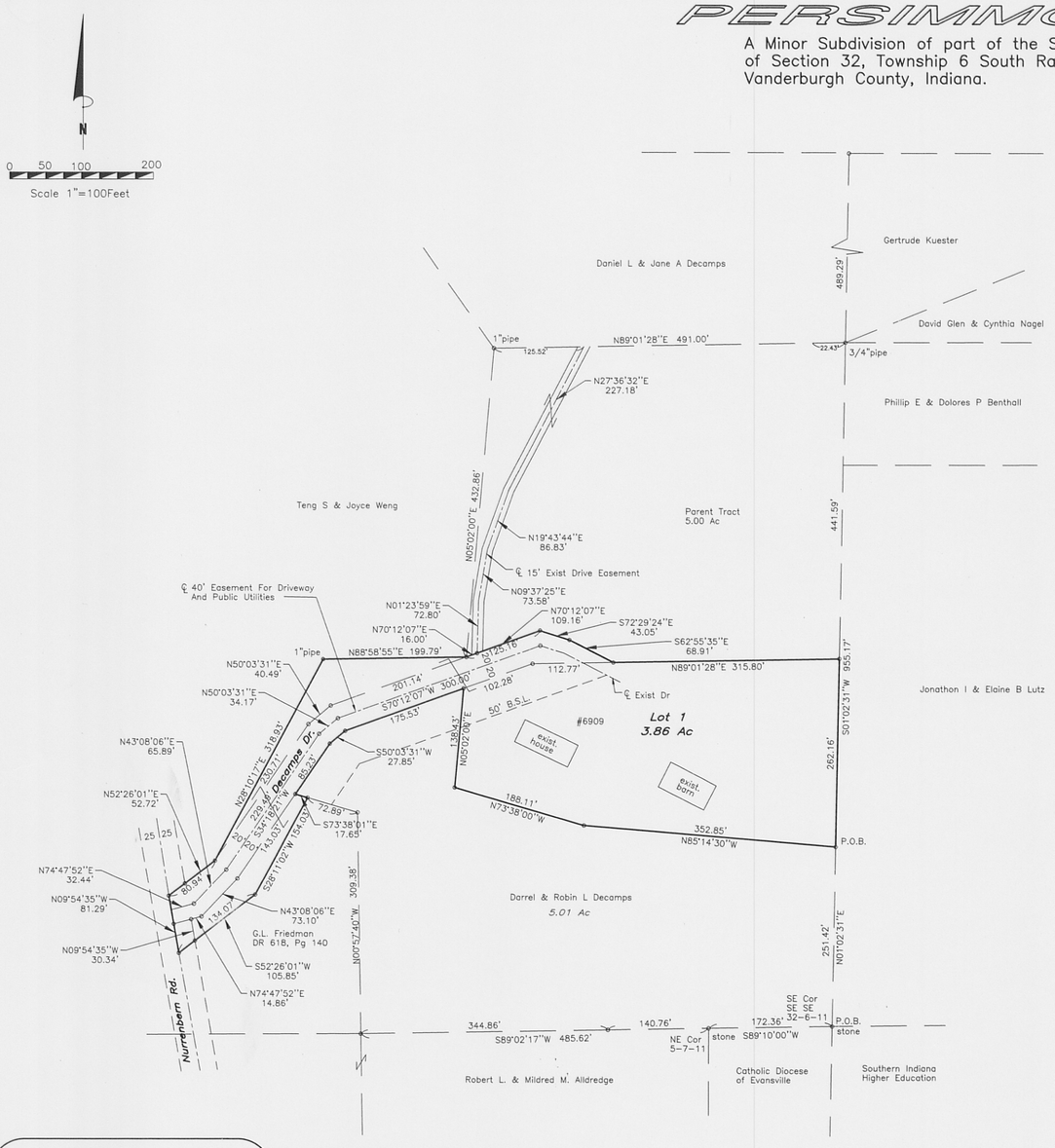
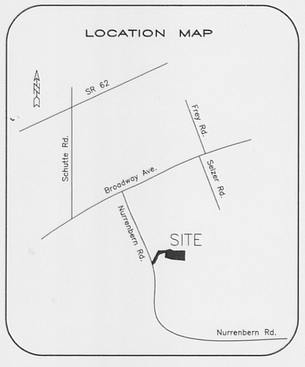
PERSIMMON RIDGE

A Minor Subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 6 South Range 11 West Perry Township, Vanderburgh County, Indiana.





GENERAL NOTES

TEMPORARY EROSION CONTROL:
Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

UTILITIES:
All utilities available at site except sanitary sewer.
Septic Systems must be in compliance with Rule 410–1AC6–8.1 and must have a Certifed Engineer designed system approved by the Vanderburgh County Health Department.

FLOOD PLAIN DATA:
This subdivision lies entirely within Flood Hazard Zone "C" as plotted by scale from the document entitled Flood Insurance rate Map, Community Panel Number 180256 0100 B, dated March 19, 1982.

PROPERTY CORNER MARKERS:
All lot corners marked with a 5/8" rebar\surveyor cap except as noted.

LEGEND & MISC. NOTES

B.S.L. Building Setback Line

All lots shall access interior streets only.

O SET 5/8" ⌀ REBAR with CAP.

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana and further certify that this plot correctly represents a survey completed by me, and that all monuments shown exist at locations as noted this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class "A" survey with a theoretical uncertainty of 0.10 feet as determined by subsection 7d,Section 7 of subject code.

Billy T. Nicholson IN No.7964

Date 8 Sep 03

PILLY T. NICHOLSON No. 7964 STATE OF INDIANA Seal REGISTERED LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 2 4 2003

AUDITOR

#6967

09.24.03 1:26 P
R-71
2003R00045396

BOUNDARY DESCRIPTION

A subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Comencing at the Southeast corner of said Quarter Quarter Section, thence N01°02'31"E along the East line of said Quarter Quarter Section 251.42' to the place of beginning of this description, thence N85°14'30"W 352.85', thence N73°38'00"W 188.11', thence N05°02'00"E 138.43', thence S70°12'07"W 175.53', thence S50°03'31"W 27.85', thence S34°18'21"W 85.23', thence S73°38'01"E 17.65', thence S28°11'02"W 154.03', thence S52°26'01"W 134.07' to the center line of Nurrenbern Road, thence N09°54'35"W 81.29' along said center line, thence N52°26'01"E 80.94', thence N28°10'17"E 318.93' thence N88°58'55"E 199.79', thence N70°12'07" 125.16', thence S72°29'24"E 43.05', thence S62°55'35"E 68.91', thence N89°01'28"E 315.80' to the East line of said Quarter Quarter Section, thence S01°02'31"W along said East line 262.16' to the place of beginning and containing 3.86 acres more or less.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as Persimmon Ridge Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground, of the width shown on the 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 structure other than said utility facility shall be located within said strips of ground and any fence located within said strips of ground is subject to removal by a public utility, without liability, in use of said easements by said utility.
Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface easements with public utility facilities, and provided that such facilities are not placed in such a 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.
THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE AND EROSION CONTROL OF SAID EASEMENTS AND SHALL NOT PLACE LANDSCAPING, EARTH BERMS, FENCES OR OTHER OBSTRUCTIONS THAT IMPEDE OR REDUCE THE FLOW OF WATER.

Harold R Decamps
Mary R Decamps
6909 Nurrenbern Rd.
Evansville, Indiana 47712

Harold R Decamps Harold R Decamps

Mary R Decamps Mary R. Decamps
Owners\Lot 1

NOTARY CERTIFICATE
STATE OF INDIANA } SS
COUNTY OF VANDERBURGH

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed. Witness my hand and seal this 2nd day of August, 2003

My commission expires 3/3/08 Notary Public Barbara A Runyon

Resident of Vanderburgh County Printed Barbara A Runyon

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by 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 Aug. 12, 2003 AT SUB REVIEW.

Plat Relase Sept. 24, 2003

President

Executive Director Bradley Smith

R-71

Billy T Nicholson 1830 Suite A West Franklin Street ~ Evansville Indiana 47712 ~ (812) 424-2936

Apc# 18-MS-2003

Plot date: 08/20/03 Mylar
Plot date: 07/14/03
Plot date: 07/11/03
Plot date: 06/18/03
Plot date: 06/12/03
Plot date: 05/19/03
Plot date: 04/14/03
File name: E:\DECAMPS

11-02-6 Persimmon Ridge (Decamps)