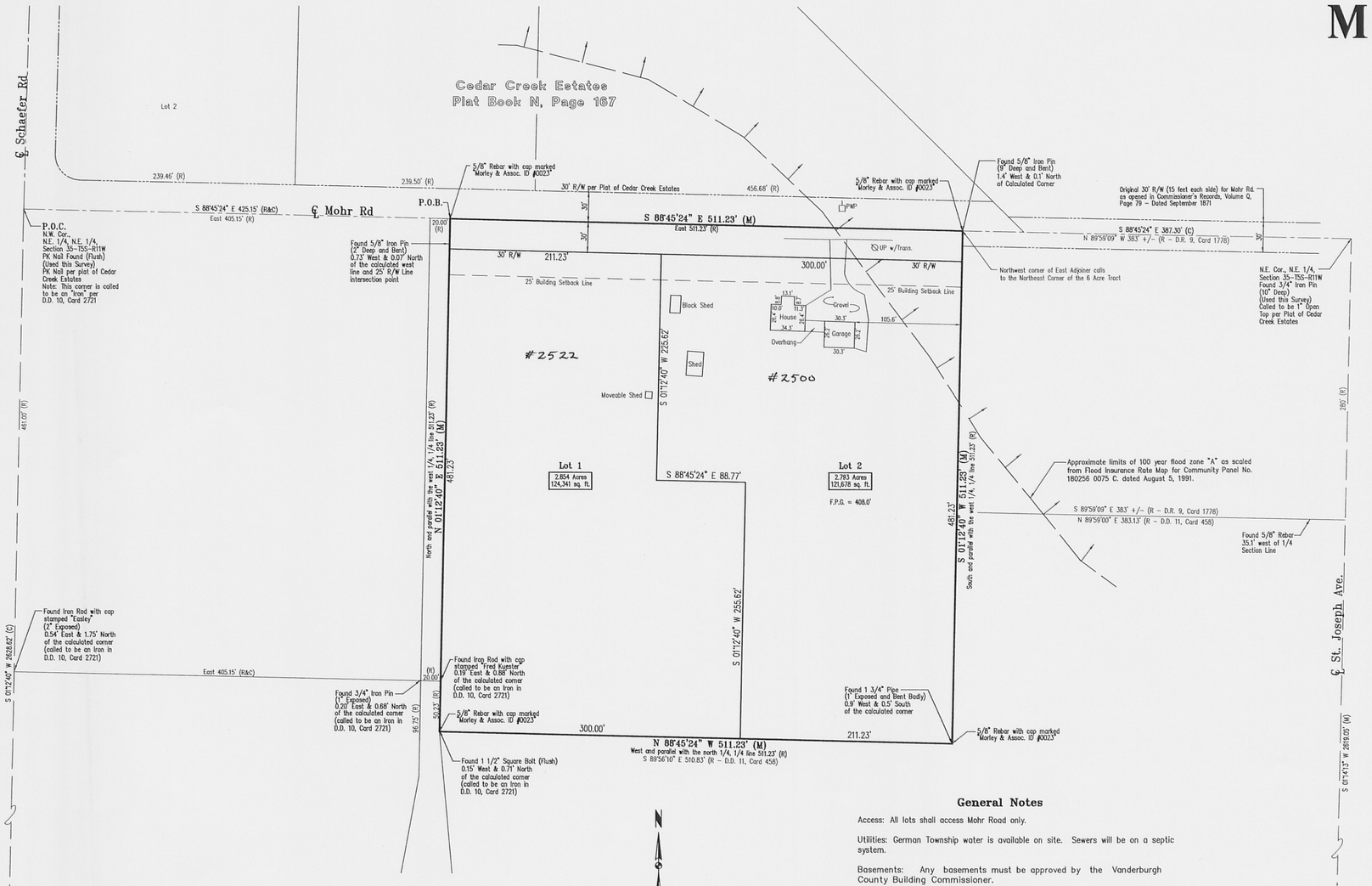
Zint Place
Minor Subdivision

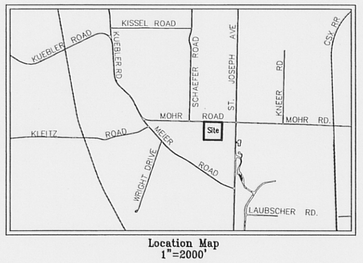
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 31 2003

Bill Hutz
AUDITOR
#8041

RECEIVED FOR RECORD
DATE 10-31-03 1:36 PM
R- 76
INSTR # 2003R00051193
BETTY JANICH-SMITH RECORDER
VANDERBURGH COUNTY





Location Map
1"=2000'

LEGEND

PWP / UP	Power Pole / Utility Pole
	Center Line
	Property Boundary Line
	Building Setback Line
	Right-of-way Line
POC	Point Of Commencement
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
F.P.G.	Flood Protection Grade

Soil Types on Lot 1 & 2:
HoC2 – Hosmer Silt Loam, 6 to 12 percent slopes, eroded
HoC3 – Hosmer Silt Loam, 6 to 12 percent slopes, severely eroded
ST – Stendal Silt Loam

General Notes

Access: All lots shall access Mohr Road only.

Utilities: German Township water is available on site. Sewers will be on a septic system.

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

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 September 15, 2003. This survey is recorded in Document Number 2003R00050271 in the Vanderburgh County Recorders Office.

S.W. Cor., S.E. 1/4, N.E. 1/4, Section 35-T5S-R11W Monument called to be 5/8" Rebar with LS Cap S0006 No Monument found

S.E. Cor., N.E. 1/4, Section 35-T5S-R11W Found 3/4" Iron Pin (6" Deep) (Used this Survey) Called to be an Iron rod per Plat for Meyer Acres

Boundary Description

Part of the Northeast Quarter of the Northeast Quarter of Section 35, Township 5 South, Range 11 West, German Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Quarter, Quarter Section; thence along the north line of said Quarter, Quarter Section, South 88 degrees 45 minutes 24 seconds East 425.15 feet to the Point of Beginning; thence continuing along said north line, South 88 degrees 45 minutes 24 seconds East 511.23 feet; thence parallel with the west line of said Quarter, Quarter Section, South 01 degree 12 minutes 40 seconds West 511.23 feet; thence parallel with the north line of said Quarter, Quarter Section, North 88 degrees 45 minutes 24 seconds West 511.23 feet; thence parallel with the west line of said Quarter, Quarter Section, North 01 degree 12 minutes 40 seconds East 511.23 feet to the Point of Beginning, containing 6.000 acres (261,356 sq. ft.).

Subject to all rights-of-way and easements 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 27th day of OCTOBER, 2003.

Scott D. Buedel, PLS
Indiana Registration No. 29900031
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

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

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, October 14, 2003. (at Subdivision Review)

Mick Foster
President

Bradley Brink
Attest Executive Director

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

Bradley Brink
Executive Director

PLAT RELEASE DATE: OCT 31, 2003

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 **Zint Place Minor Subdivision**. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Owners:

Thomas P. Zint
2500 Mohr Road
Evansville, IN 47720

Richard P. Utley
2500 Mohr Road
Evansville, IN 47720

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 Owner and Subdivider, (Thomas P. Zint) who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of OCTOBER, 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

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 Owner and Subdivider, (Richard P. Utley) who acknowledges the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 27th day of OCTOBER, 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

R-76

APC 25-MS-2003 5772 5773minor.dwg 10/27/03