Replat Lot 2 Harold Kempf Subdivision

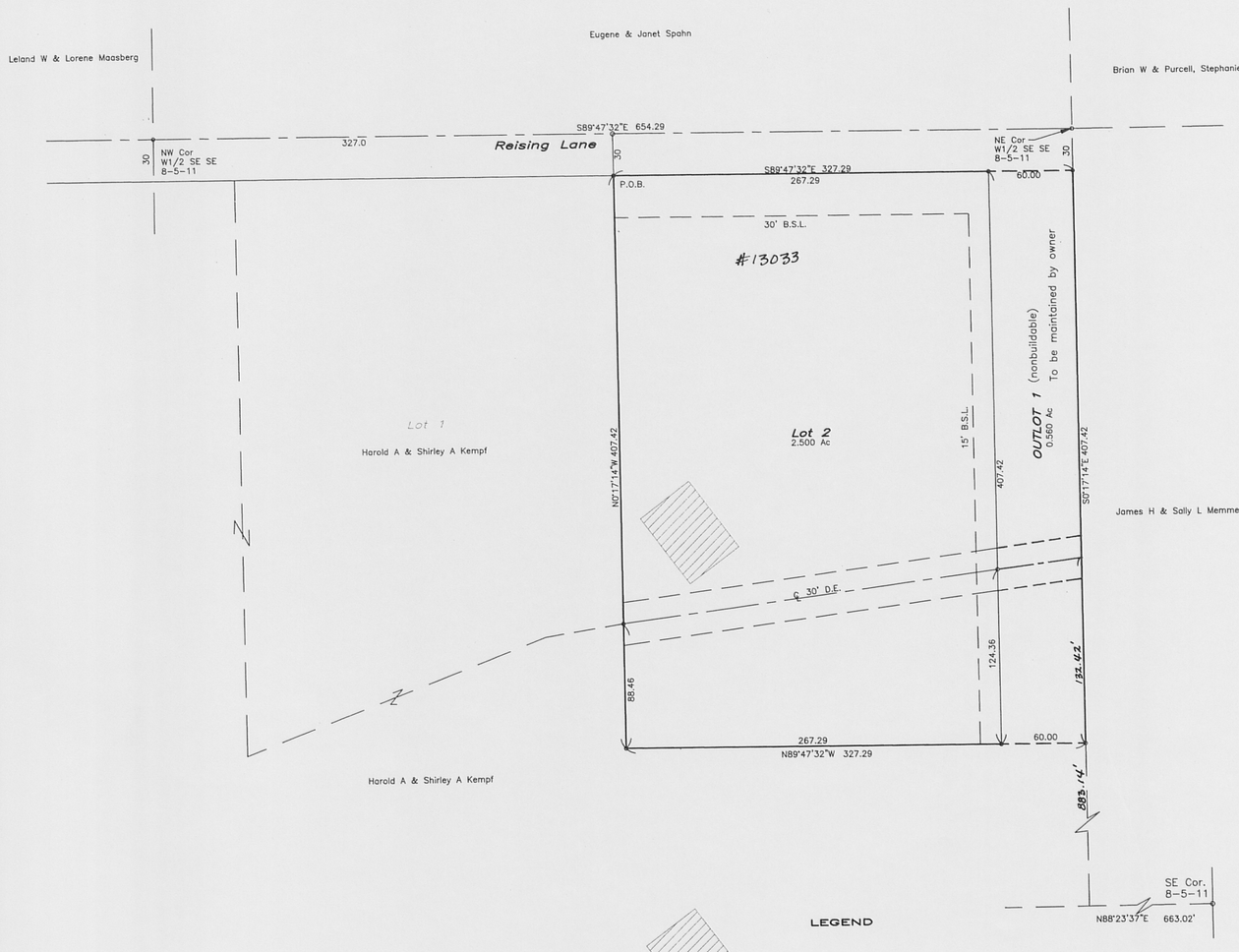
A Minor Subdivision of part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 8
Township 5 South, Range 11 West Armstrong Township, Vanderburgh County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 24 2003
Sue Hutz
AUDITOR
#8630

RECEIVED FOR RECORD
DATE 11-24-03 2:28 P M
PLAT BOOK R-
PAGE 85
INSTR # 2003R0005418O
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

N W E S

0 50
Scale 1"=50Feet



Note: Reising Lane is privately owned and maintained by land owners abutting the road.

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 0075 C, dated August 5, 1991.

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
D.E. Drainage Easement

BOUNDARY DESCRIPTION

A subdivision of Lot 2 Harold Kempf's Minor Subdivision as Recorded in MS 237 in the Vanderburgh County Recorders Office and part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 8, Township 5 South, Range 11 West, Armstrong Township, Vanderburgh County, Indiana described as follows;

Beginning at the Northwest corner of said lot 2, said point being S 89°47'32" E along the North line 327.0' and S 00°17'42" E 30.00' from the Northwest corner of the West Half of the Southeast Quarter of the Southeast Quarter of said Section 8, thence S 89°47'32" E along the North line of said lot 2 327.29' to the Northeast corner thereof, thence S 00°17'14" E along the East line thereof 407.42', thence N 89°47'32" W 327.29', thence N 00°17'14" W 407.42' to the place of beginning and containing 3.06 acres more or less.

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 plat 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 REGISTERED No. 7964 Seal STATE OF INDIANA LAND SURVEYOR

Billy T. Nicholson IN No.7964
Date 9/16/03

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown on plat and subdivide said real estate and designate same as Replat Lot 2 Harold Kempf Subdivision 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 or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. 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.

Thomas J & Maribeth M Eickhoff
13033 Reising Lane
Evansville, IN 47720
Maribeth M. Eickhoff
Owners Lot 2

Harold A Kempf Harold A. Kempf
Shirley A Kempf Shirley A Kempf
Owners Outlot

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 Sept. 9, 2003. (AT SUB REVIEW)

President Mark Foster
Executive Director Bradley Smith

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 8th day of September, 2003
My commission expires 3/13/08 Notary Public Barbara A. Runyon
Resident of Vanderburgh County Printed BARBARA A. RUNYON

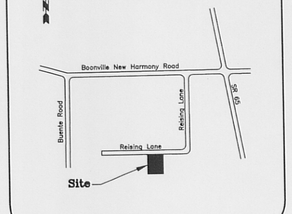
PLAT RELEASE

Secondary plat complies with the Ordinance and is released for recording.
Executive Director Bradley Smith Nov. 24, 2003 DATE

LEGEND

Area approved for onsite Waste Water Disposal System.
Corners marked with 5/8"ip/cop(found this survey).
D.E. Drainage Easement

LOCATION MAP



R-85

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

Apc# 20-MS-2003

Plat date 09/16/03(mylar)
Plat date 09/15/03
Plat date 09/09/03
Plat date 08/08/03
File name: EVKMPF

Kempf MS 7-03-18