SECONDARY PLAT OF KRAFT MINOR SUBDIVISION

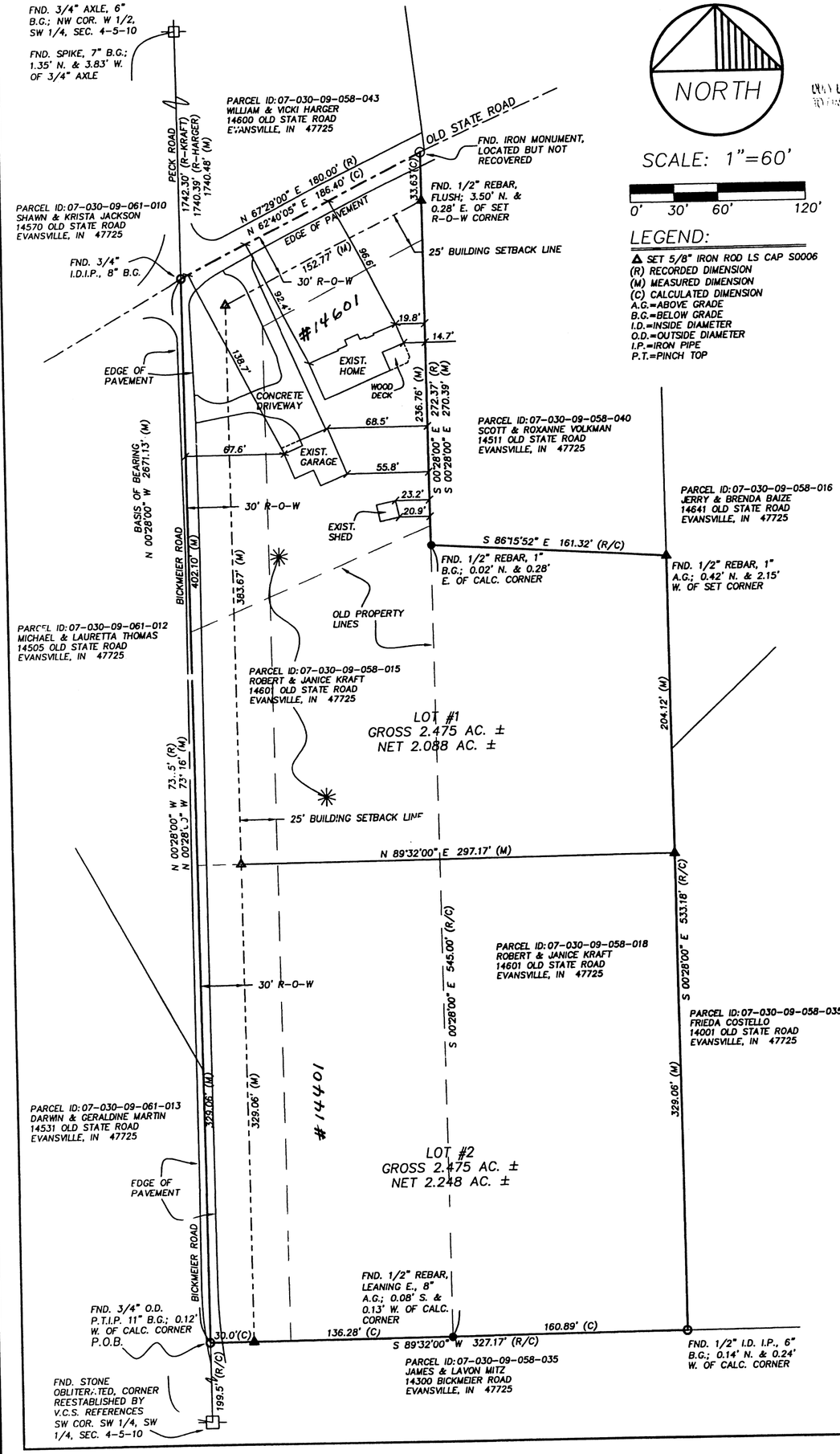
PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 10 WEST, LYING IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA AS RECORDED IN VOLUME 504, PAGE 7 AND VOLUME 583, PAGE 410.

ONLY UNDETECTED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 2004

AUDITOR #2017

R-98



LEGEND:

- ▲ SET 5/8" IRON ROD LS CAP S0006
- (R) RECORDED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- I.P.=IRON PIPE
- P.T.=PINCH TOP

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of the Southwest Quarter of Section 4, Township 5 South, Range 10 West lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning a point in the West line of said Quarter, Quarter Section, said point lying North 00°28'00" West 199.50 feet from the Southwest corner of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section

1st: North 00°28'00" West 731.16 feet to a 1" I. D. iron pipe in the centerline of Old State Road; thence along said centerline

2nd: North 62°40'05" East 186.40 feet; thence parallel with the West line of said Quarter, Quarter Section

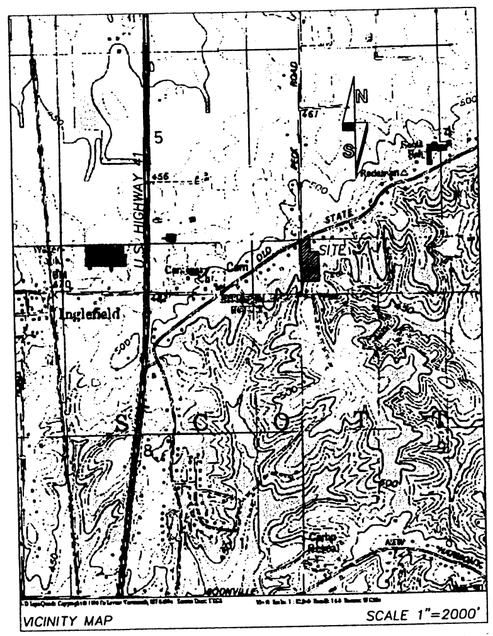
3rd: South 00°28'00" East 270.39 feet; thence

4th: South 86°15'52" East 161.32 feet to a 5/8" iron rod with L.S. cap S0006; thence parallel with the West line of said Quarter, Quarter Section

5th: South 00°28'00" East 533.18 feet; thence

6th: South 89°32'00" West 327.17 feet to the point of beginning, containing 4.95 acres more or less.

RECEIVED FOR RECORD
DATE 03-30-04 3:48 P
PLAT BOOK R- 98
PAGE
INSTR # 2004R00010265
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



General Notes:

1. Owner/developer: Robert E. & Janice F. Kraft, 14601 Old State Road; Evansville, Indiana 47725
2. Utilities: Water is available by EWSD. Sewer service by Private Septic Systems. Gas and electric service are available by Vectren.
3. Erosion Control:
A. Slopes 0 % to 6 % Shall Be Mulched Seeded, I.e., Rye, Red Top, and Wheat (Which Will Be Used for Fall Planting) Within 45 Days of Disturbance of Soil and must Remain in Place until Final Grading and Shaping. Slopes of More than 6 % Shall Have Straw Bales And/or Erosion Control Blankets in Place Within 5 Days of Disturbance of Soil and must Remain in Place until Final Grading and Seeding.
B. Ditch Grading: Slopes of 0 % to 2 % Shall Be Mulched and Seeded Within 5 Days of Construction/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 Rip-Rap Concrete Channel Liner or Other Approved (By Vanderburgh County Drainage Board) Stabilization at Completion of Ditch Grading. If Total Ditch Length at That Point, Is Greater than 100 Feet.
C. All Appropriate Means Shall Be Used to Prevent Sedimentation from Leaving this Site During Construction of Any Improvement within the Subdivision
4. Flood Plain Data: No portion of the Property Is Located Within the 100-year Zone According to Firm Panel 180256 0015C, Dated August 5, 1991 for Vanderburgh County, Indiana.
5. Encroachment Within Open Drainage Channels, Underground Drainage Conduits or Designated Easements by Fences, Trees, Shrubs, Gardens, Vegetation (Other than Grass) or by Permanent Structures Other than Those Designated by the Drainage Plan For the Subdivision Is Prohibited.
6. All Corners Are 5/8" Iron Rod (Ls S0006) Unless Otherwise Noted.

Owner's Certificate

The Undersigned Owners of the Real Estate Shown and Described Hereon Does Hereby Plat and Subdivide Said Real Estate as Shown And Designates the Same as Kraft Minor Subdivision.

Owner: Robert E. Kraft — Janice F. Kraft

Robert E. Kraft
14601 Old State Road
Evansville, Indiana 47725

Janice F. Kraft
14601 Old State Road
Evansville, IN 47725

SURVEYOR'S CERTIFICATE

I, DONALD E. GRIES, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.

Donald E. Gries
INDIANA REG. NO. LS29900003
SURVEYED PERFORMED ON NOVEMBER 7th & 10th, 2003.

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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 22nd DAY OF March, 2004

MY COMMISSION EXPIRES: 11/22/06 Patricia E. Keith

RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE 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 AT A MEETING HELD ON DEC. 9, 2004. (AT SUB REVIEW)

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR

PLAT RELEASE March 30, 2004

R-98 APC# 5-MS-2004

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

KRAFT MINOR SUBDIVISION
14601 OLD STATE ROAD
Robert & Janice Kraft
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=60'
DATE: 11-11-03
PROJECT NO.: S-7652
REVISIONS

SHEET NO.: 1 OF 1

C:\projects\DWG\7652 KRAFT\7652MINOR.dwg Mon Mar 22 09:20:19 2004 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED