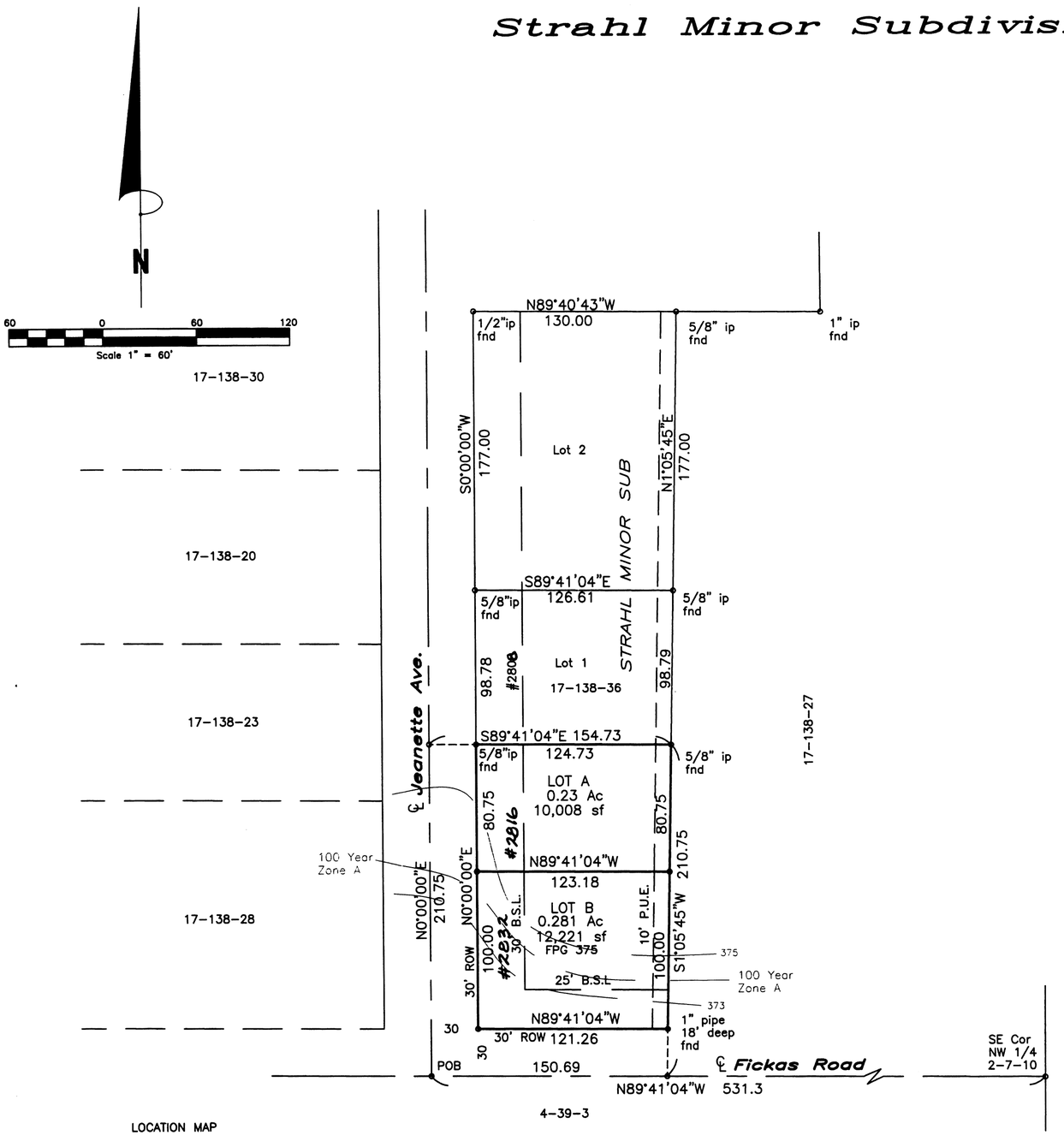
Strahl Minor Subdivision No. 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

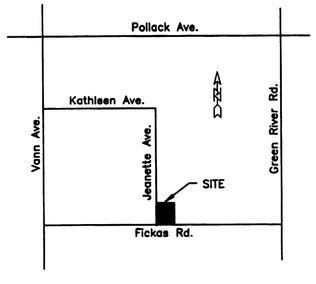
JUN 30 2004

Bill Hutz
AUDITOR
#4510

RECEIVED FOR RECORD P
DATE 06-30-04 2:27 M
PLAT BOOK R-
PAGE 112
INSTR # 2004R00023045
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



LOCATION MAP



GENERAL NOTES

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

All utilities available at site, except water. WATER WELLS ARE REQUIRED.

Part of Lot B is in Flood Zone A Panel No. 180257 0008B BFE 373

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 soil disturbance 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 45 days of soil disturbance and must remain in place until final grading and seeding.

FPG Flood Protection Grade
BFE Base Flood Elevation
B.S.L. Building Setback Line
P.U.E. Public Utility Easement
Fnd Found
ROW Right Of Way

BOUNDARY DESCRIPTION

A Subdivision of part of the Northwest Quarter of Section 2, Township 7 South, Range 10 West, in the city of Evansville, Knight Township, Vanderburgh County, IN, more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said section 2, thence N 89°41'04" W along the center of Fickas Rd., a distance of 531.3 feet to the center of Jeanette Ave., being the point of beginning of this description, thence N 00°00'00" E along the center of said road a distance of 210.75 feet to the South line of lot 1 in Strahl Minor Subdivision as recorded in Plat Book Q Page 174 in the Vanderburgh County Recorders Office, thence S 89°41'04" E along said South line a distance of 154.73 feet, thence S 01°05'45" W a distance of 210.75 feet to the center of Fickas Road, thence N 89°41'04" W along said road a distance of 150.69 feet to the place of beginning and containing 0.739 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 STRAHL MINOR SUBDIVISION NO. 2, ALL STREETS WITHIN THE PLAT ARE DEDICATED TO THE PUBLIC. 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 P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintance, 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.

Virginia Strahl
Virginia Strahl

2808 Jeanette Ave.
Evansville Indiana 47714

NOTARY CERTIFICATE STATE OF INDIANA

COUNTY OF VANDERBURGH) SS

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 3rd day of June, ____, 2004

My commission expires 5/24/2012 Notary Public Margaret Ann Nicholson

Resident of Posey County Printed MARGARET ANNE NICHOLSON

NOTARY PUBLIC SEAL INDIANA

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 approval by the Area Plan commission of Evansville and Vanderburgh County at a meeting held on MAY 11, 2004 AT SUB REVIEW

Mark Foster
President

Blaine Oliver
Attest Executive Director - ASSISTANT

COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN OFFICIAL SEAL

PLAT RELEASE

SECONDARY PLAT complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director - ASSISTANT

JUNE 30, 2004
Plat Relase Date

R-112

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; that 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 "B" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson
Billy T. Nicholson IN No.7964

Date 6/30/04

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

R-112 APC 23-MS-2004

Plot date: 06/03/04 mylar
File name: E:\STRAHL

Job 3-04-6

Billy T Nicholson 3520 Lakewood Drive Mount Vernon Indiana ~ 47620 ~ (812) 838-2347