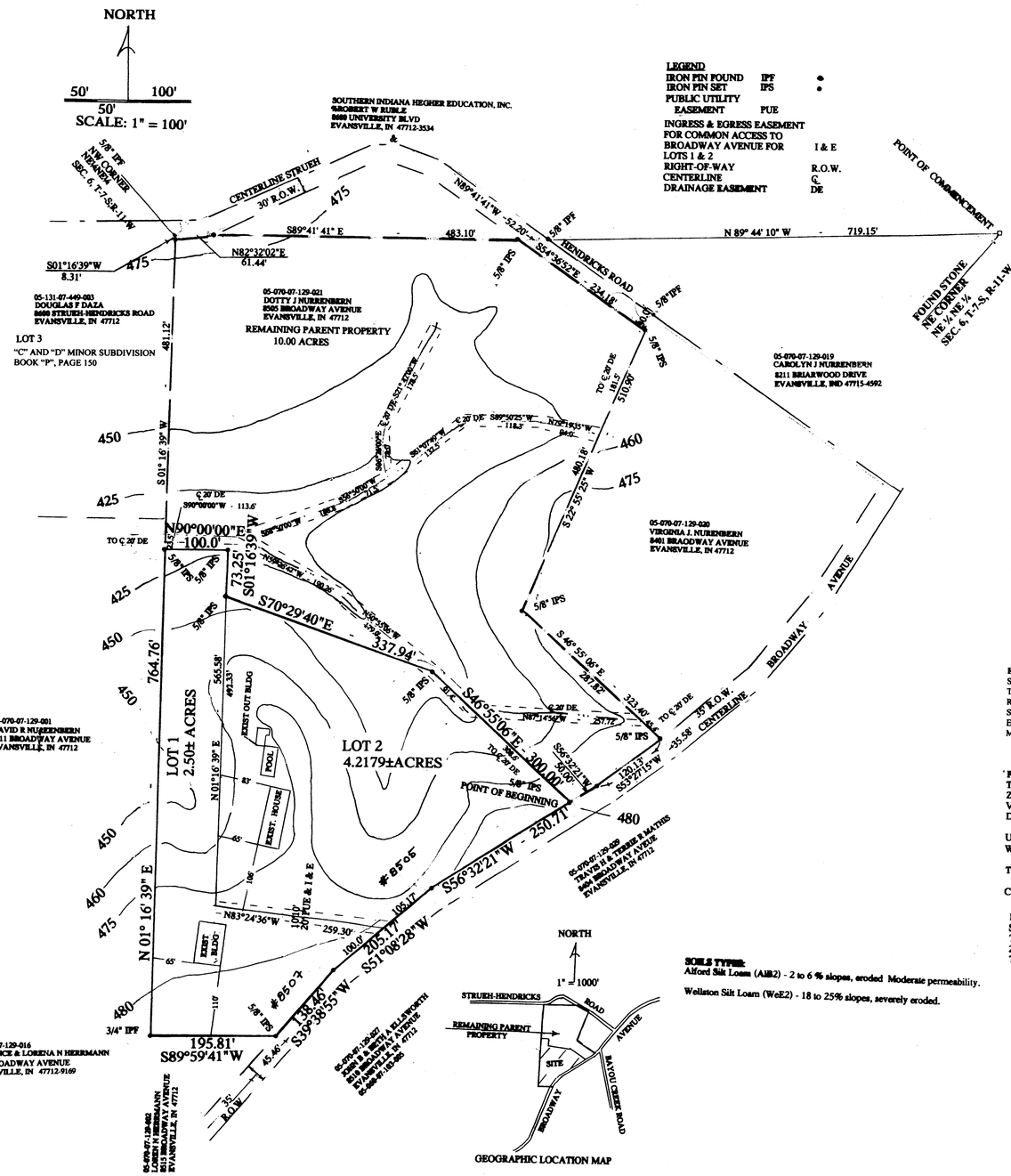
NURRENBERN MINOR SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 11 WEST, PERRY CIVIL TOWNSHIP, VANDERBURGH COUNTY, INDIANA.



SOILS TYPES:
Alford Silt Loam (AlB2) - 2 to 6 % slopes, eroded Moderate permeability.

Wellston Silt Loam (WeE2) - 18 to 25% slopes, severely eroded.

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 11 WEST, PERRY CIVIL TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89° 44' 10" WEST - 719.15 FEET TO A 5/8" IRON PIN FOUND IN THE CENTER OF THE STRUEH-HENDRICKS ROAD THENCE NORTH 89° 41' 41" WEST - 52.20 TO A 5/8" IRON PIN SET ON THE WESTERN RIGHT-OF-WAY OF SAID ROAD; THENCE SOUTH 54° 36' 52" EAST, ALONG SAID RIGHT-OF-WAY, 234.18 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 22° 55' 25" WEST - 480.18 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 46° 55' 06" EAST - 287.82 FEET TO A 5/8" IRON PIN SET ON THE NORTHERN RIGHT-OF-WAY OF BROADWAY AVENUE; THENCE SOUTH 53° 27' 15" WEST, ALONG SAID RIGHT-OF-WAY, 120.13 FEET; THENCE SOUTH 56° 32' 21" WEST, ALONG SAID RIGHT-OF-WAY, 50.0 FEET TO A 5/8" IRON PIN SET AT THE POINT OF BEGINNING; THENCE SOUTH 56° 32' 21" WEST, ALONG SAID RIGHT-OF-WAY, 250.71 FEET; THENCE SOUTH 51° 08' 28" WEST, ALONG SAID RIGHT-OF-WAY, 205.17 FEET; THENCE SOUTH 39° 38' 55" WEST, ALONG SAID RIGHT-OF-WAY, 138.46 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 89° 58' 41" WEST - 195.81 FEET TO A 3/4" PIPE FOUND ON THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 01° 16' 39" EAST, ALONG SAID LINE, 764.76 FEET TO A 5/8" IRON PIN, SET; THENCE NORTH 90° 00' 00" EAST - 100.0 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 01° 16' 39" WEST - 73.25 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 70° 29' 40" EAST - 337.94 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 46° 55' 06" EAST - 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.7179 ACRES, MORE OR LESS.

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REL ESTATE AS SHOWN AND DESIGNATES THE SAME AS **NURRENBERN MINOR SUBDIVISION.**

STRIPS OF GROUND, OF THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED 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 STRUCTURES OTHER THAN SUCH UTILITY FACILITIES SHALL BE ERECTED WITHIN SAID STRIP OF LAND AND ANY FENCE LOCATED WITHIN SAID STRIPS OF LAND IS SUBJECT TO REMOVAL BY A PUBLIC UTILITY WITHOUT LIABILITY IN THE USE OF SAID EASEMENTS OF SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER: PROVIDED, HOWEVER, THAT PUBIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDE 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.

INDIVIDUAL LOT OWNER SHALL MAINTAIN ALL EASEMENTS ON THEIR LOTS. LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN ANY "RETENTION BASIN EASEMENT" OR "DRAINAGE EASEMENT" WHICH SHALL INTERFERE WITH THE FLOW OF WATER ALONG SAID EASEMENT. IN ADDITION, INDIVIDUAL LOT OWNERS SHALL KEEP ALL "RETENTION BASIN EASEMENTS" OR "DRAINAGE EASEMENTS" CLEAR OF ANY IMPEDIMENTS WHICH MAY HAPPEN TO FALL OR ENTER THEREIN.

OWNER: DOTTY J. NURRENBERN
ADDRESS: 8505 BROADWAY AVENUE
EVANSVILLE, IN 47712

EROSION CONTROL:
SLOPES 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.

FLOOD PLAIN DATA:
THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS PLATTED BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR VANDERBURGH COUNTY, INDIANA, COMMUNITY PANEL NUMBER 180256 0100B DATED MARCH 19, 1982.

UTILITIES:
WATER, ELECTRIC, TELEPHONE AND CABLE ARE AVAILABLE AT THE SITE.

THESE SITES WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.

CORNER MARKERS: AS NOTED ON THE PLAT.

I, WILLIAM Y. BIVINS, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN COMPLAIANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT THE PLAT, CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON JUNE 24, 2004: THAT ALL MOUNUMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WILLIAM Y. BIVINS, LS-PE
IN. REG. NO. LS 91-0003

STATE OF INDIANA
No LS-91-0003
STATE OF INDIANA

RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE
6/29/04 11:10 am
PBJ

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 30 2004

Bill Hutz
AUDITOR
#4512

RECEIVED FOR RECORD
DATE 06-30-04 4:02 P
PLAT BOOK R-
PAGE 113
INSTR # 2004R0002047
BETTY RICHEY-JOHN RECORDER
VANDERBURGH COUNTY

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS
COUNTY OF VANDERBURGH)

Before me, the undersigned, Notary Public in and for said County and State, personally appeared the within named DOTTY J. NURRENBERN and each separately and severly acknowledged the execution of the foregoing instrument to be their voluntary act and deed for the purpose therein expressed.

WITNESS, my hand and Notarial Seal this 24th day of June, 2004.

My County of Residence is
Vanderburgh, State of Indiana
My Commission Expires July 17, 2006

Lori J. Harris
Signature Notary
Lori J. Harris
Printed Name of Notary

AREA PLAN COMMISSION CERTIFICATE

Under 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, Indiana, at a meeting held on, JUNE 8, 2004, AT 5:15 P.M. (E.S.T.).

Mark Foster
President

Blaine Oliver
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

Secondary Plot complies with the Ordinance and is released for Recording

Blaine Oliver
Executive Director

PLATE RELEASE DATE: June 24, 2004

R-113

APC 26-MS-2004