MYERS MINOR SUBDIVISION

GRAPHIC SCALE 1"=100'

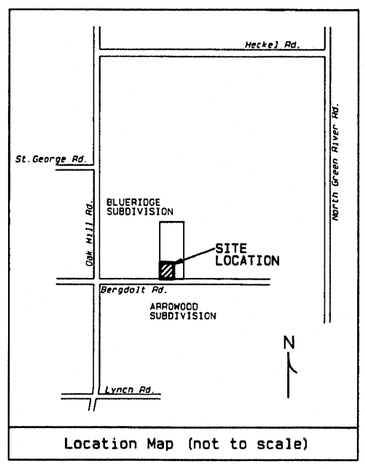
0 100 200 300

RECEIVED FOR RECORD
DATE 09-21-04 2:01 P M
PLAT BOOK R-
PAGE 131
INSTR # 2004R00033336
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

SEP 2 1 2004

Bill Hutz
AUDITOR
#6681



Location Map (not to scale)

OWNER'S CERTIFICATE

I, ANDREW S. COLLINS & TIFFANY D. CARRIER, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS "MYERS MINOR SUBDIVISION."

Andrew S. Collins
ANDREW S. COLLINS

Tiffany D. Carrier
TIFFANY D. CARRIER

OWNER: ANDREW S. COLLINS & TIFFANY D. CARRIER
3706 BERGDOLT ROAD
EVANSVILLE, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA

COUNTY OF VANDERBURGH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNER 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 24th DAY OF August, 2004

MY COMMISSION EXPIRES: Sept 23, 2008

Beverly M. Behme
NOTARY PUBLIC

RESIDENT OF Vanderburgh COUNTY

Beverly M. Behme
PRINTED

NOTARY PUBLIC SEAL INDIANA

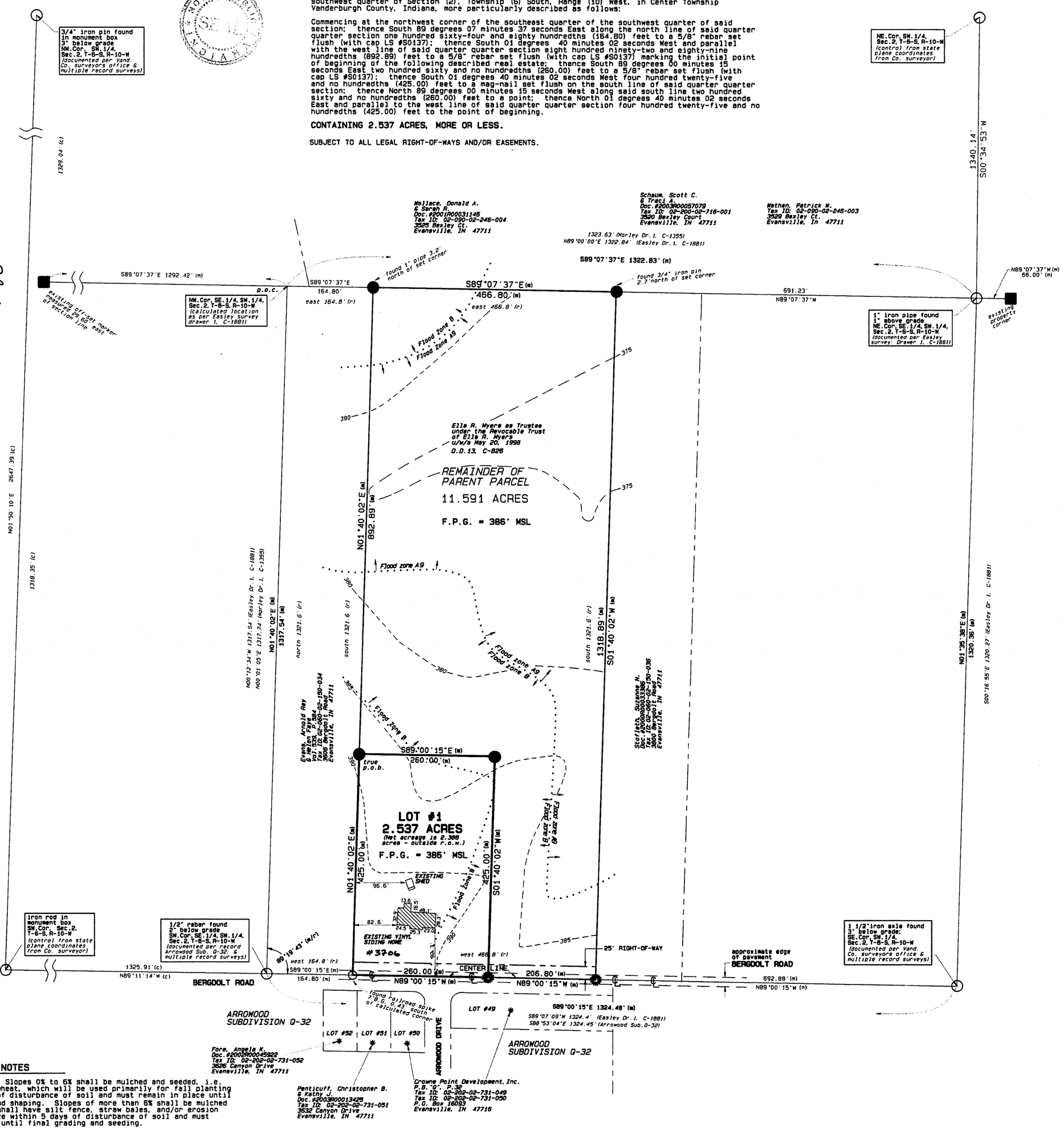
BOUNDARY DESCRIPTION:

A part of Tract #10 in the subdivision of a part of the south half of the south half of Section (2), Township (6) South, Range (10) West, and being all the part of the southeast quarter of the southwest quarter of Section (2), Township (6) South, Range (10) West, in Center Township Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the northwest corner of the southeast quarter of the southwest quarter of said section; thence South 89 degrees 07 minutes 37 seconds East along the north line of said quarter quarter section one hundred sixty-four and eighty hundredths (164.80) feet to a 5/8" rebar set flush (with cap LS #S0137); thence South 01 degrees 40 minutes 02 seconds West and parallel with the west line of said quarter quarter section eight hundred ninety-two and eighty-nine hundredths (892.89) feet to a 5/8" rebar set flush (with cap LS #S0137) marking the initial point of beginning of the following described real estate; thence South 89 degrees 00 minutes 15 seconds East two hundred sixty and no hundredths (260.00) feet to a 5/8" rebar set flush (with cap LS #S0137); thence South 01 degrees 40 minutes 02 seconds West four hundred twenty-five and no hundredths (425.00) feet to a mag-nail set flush on the south line of said quarter quarter section; thence North 89 degrees 00 minutes 15 seconds West along said south line two hundred sixty and no hundredths (260.00) feet to a point; thence North 01 degrees 40 minutes 02 seconds East and parallel to the west line of said quarter quarter section four hundred twenty-five and no hundredths (425.00) feet to the point of beginning.

CONTAINING 2.537 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHT-OF-WAYS AND/OR EASEMENTS.



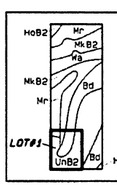
GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which will be used primarily 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 be mulched and seeded and shall have silt fence, straw bales, and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.

2) FLOOD PLAIN DATA: The property is located partially inside FLOOD ZONE A9 (the 100 year flood zone) according to firm panel No. 25 of 100, No. 180256 0025 C dated August 5, 1991, for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above the 100 year flood elevation as determined by the Vanderburgh County Building Commissioners.

3) COMPACTION CERTIFICATION: Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall deliniate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on soil conditions.

4)



SOIL DATA:

HoC3 - Hosmersilt loam 6 to 12 percent slopes, severely eroded
Bd - Birds Silt Loam
UnB2 - Uniontown silt loam, 2 to 6 percent slopes, eroded
Mr - McGary silt loam
MkB2 - Markland silt loam, 2 to 6 percent slopes, eroded
Ws - Wakeland silt loam
HoB2 - Hosmer silt loam, 2 to 6 percent slopes, eroded

SOIL MAP

5) ZONING: Subject property is zoned agriculture

6) UTILITIES: Vectren gas and electric service is available.

Water service is a private well, however, Evansville water is available.

The existing private septic system must be in compliance with 410 IAC 6-8.1.

7) ADDRESS: 3706 Bergdolt Rd. Evansville, IN 47711

8) No Brick or other non-breakaway mailbox structures to be placed in county road right-of-way.

LEGEND

- ⊙ - monument as noted
- ● - 5/8" rebar set flush with plastic cap inscribed Fred Kuester IN RLS S0137
- ✿ - mag-nail set flush
- ■ - iron pin found flush with cap inscribed "Easley LS 0006"

last date of fieldwork: 05/26/2004

- Bearings are based on the west line of the southwest quarter of section 2, N01°50'10"E, from state plane coordinates provided by county surveyors office.

p.o.c. - point of commencement

p.o.b. - point of beginning

FRED J. KUESTER REGISTERED No: S 0137 STATE OF INDIANA LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, 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 ALL LOCATIONS NOTED.

Fred J. Kuester
FRED J. KUESTER LS #S0137

8-10-04
DATE

A.P.C. 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 ON July 13, 2004 AT SUB REVIEW.

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Bradley E. Mill

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Bradley E. Mill
EXECUTIVE DIRECTOR

Sept 21, 2004
PLAT RELEASE DATE

R-131

R-131
APC # 28-MS-2004

FOR AFFIDAVIT APPLYING TO THIS PLAT SEE MISC. DRAWER 04-37563 DATED 10-22-04

Plat Cabinet R-131

DRVC