Andrew Effinger Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAY 23 2005

Bill Hutz AUDITOR

#3338

RECEIVED FOR RECORD
DATE 05-23-05 2:31 P M
PLAT BOOK R-
PAGE 166
INSTR # 2005R0000 15472
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

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W E
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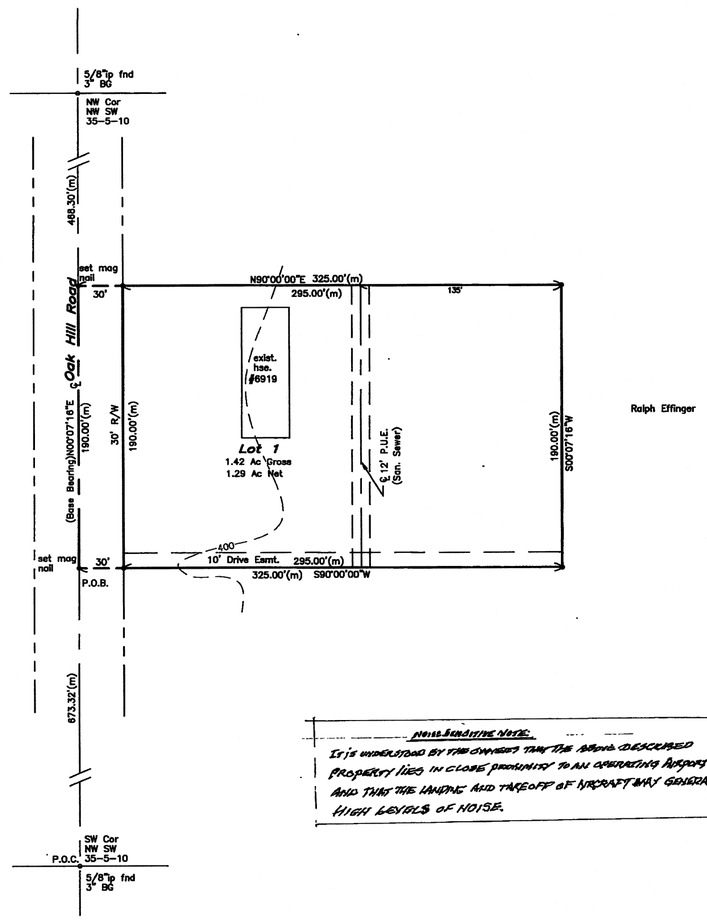
0 50 75 100
Scale 1"=50Feet

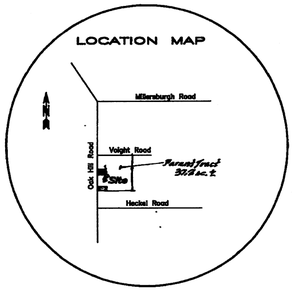


S.W. Indiana Southern Baptist Association

Ralph Effinger

NOISE SENSITIVE NOTE:
It is understood by the owners that the above described property lies in close proximity to an operating airport and that the landing and takeoff of aircraft may generate high levels of noise.

LOCATION MAP



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.

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 0025C, dated Aug. 5, 1991.

PROPERTY CORNER MARKERS:
All lot corners marked with a 5/8" rebar/cap LS 7964 except as noted.

LEGEND & MISC. NOTES

R/W Right Of Way
P.U.E. Public Utility Easement
BG Below Ground
(m) measured distance

SURVEYOR'S CERTIFACTE

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 865-1-12 of the Indiana Administrative Code and accordingly under my supervision. This is a class "S" survey with a theoretical uncertainty of 0.25 feet as determined by Sub-Section 7d, Section 7 of subject code.

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

Billy T. Nicholson IN No.7964

Date 5/24/05

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 FEB. 8, 2005.

Mark Foster
President

Blaine Oliver
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

PLAT RELEASE

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

Blaine Oliver
Executive Director

May 23, 2005
Plat Release Date

BOUNDARY DESCRIPTION

Part of the North west Quarter of the Southwest Quarter of Section 35, Township 5 South, Range 10 West, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 35, thence N00°07'16"E along the West line thereof and being the center of Oak Hill Road 673.32 feet to the place of beginning of this description, thence continue N00°07'16"E along said West line 190.00 feet, thence N90°00'00"E 325.00 feet, thence S00°07'16"W and parallel with said west line 190.00 feet, thence S90°00'00"W 325.00 feet to the place of beginning, containing 1.42 acres more or less.

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as ANDREW EFFINGER MINOR SUB

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (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 located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.
Any additional road rights-of-way shown and not previously dedicated is hereby dedicated to public use.

Andrew Effinger
6919 Oakhill Rd.
Evansville, IN 47711

Andrew Effinger Andrew Effinger

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. a Witness my hand and seal this 24 day of February, 2005.

My commission expires May 24, 2012 Notary Public Margaret Anne Nicholson

Resident of Posey County Printed MARGARET ANNE NICHOLSON

NOTARY PUBLIC SEAL STATE OF INDIANA

R-166

Date	Revisions

Plat Date 02/17/2005 mylar
Plat Date 01/04/2005

NICHOLSON ASSOCIATES, INC.
3520 Lakewood Drive
Mount Vernon Indiana 47720 812 838-2347

Client: Andrew Effinger

MC# 6-MS-2005

Job No.: 12-04-7	Drawn By: raf	Scale: 1"=50'	Survey By: scn-raf
File: E:\ANDYEFGR	Date: 12.30.04	Checked By: btn	Date: 11/03/03