Secondary Plat

Dennis Stratman Minor Subdivision

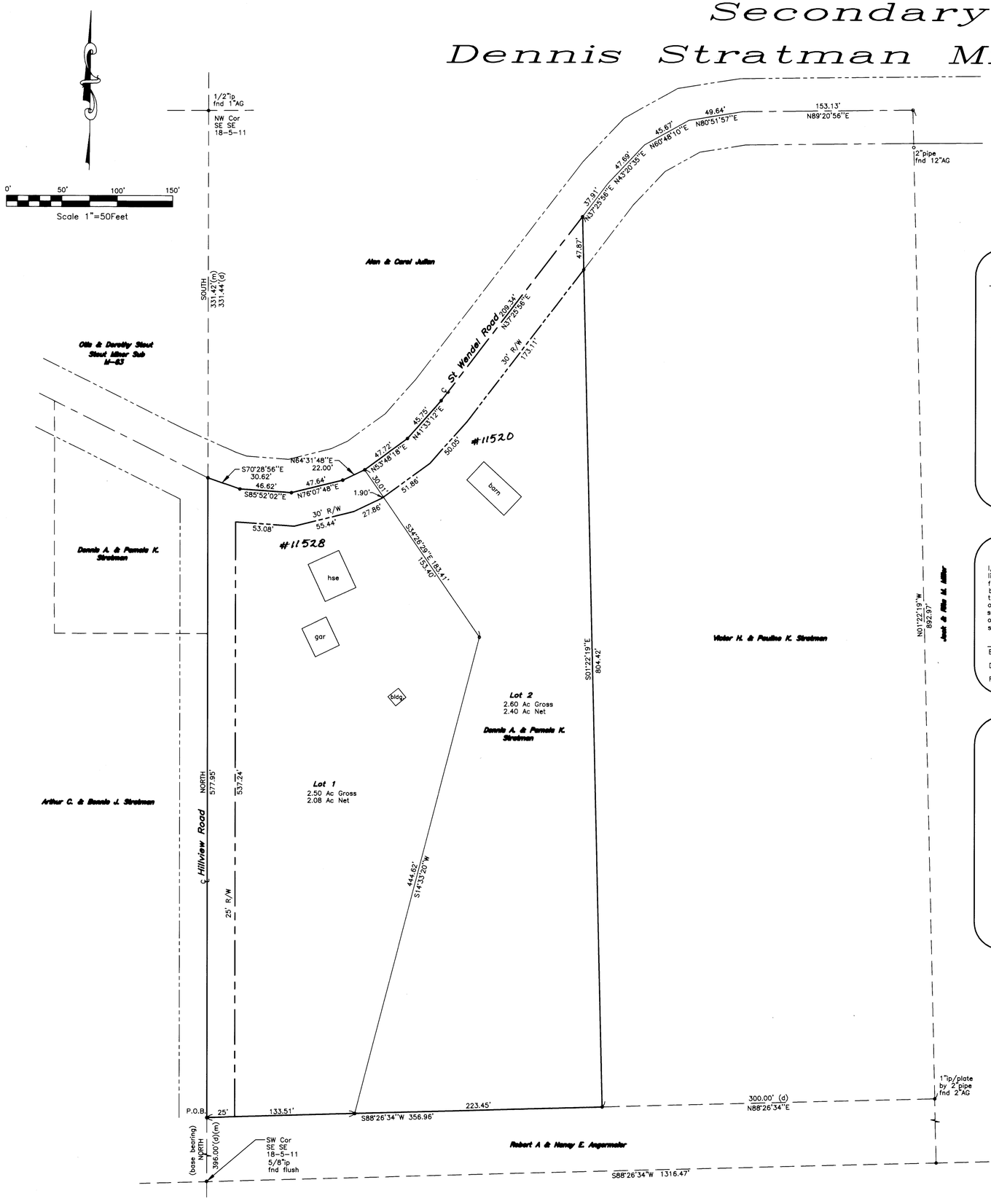
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 11 2005

AUDITOR

#6854

RECEIVED FOR RECORD
DATE Oct 12, 2005 8:07 AM
PLAT BOOK R
PAGE 174
INSTR # 2005R00031931
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



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 except sanitary sewer.
German Township Water is available by extension.

OSDS Utility Statement:
Onsite sewage disposal systems must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8.1.

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 0075C, dated Aug. 5, 1991.

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

LEGEND
All distances are measured
R/W Right Of Way
(m) measured distance
(d) deed distance
• mag nail set

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

Billy T. Nicholson, IN No.7964

Date 11-8-05

Field work completed 5/28/05

[Seal]

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

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 JUNE 7, 2005 AT SUB REVIEW.

President Mark Lorton

Attest Executive Director

PLAT RELEASE

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

Executive Director

OCT. 11, 2005
Plat Relase Date

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

BOUNDARY DESCRIPTION

Part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 18, Township 5 South, Range 11 West of the Second Principal Meridian, Armstrong Township, Vanderburgh County, Indiana, more particulary described as follows:

Commencing at a stone (found) marking the Southeast corner of said Section 18, thence S88°26'34"W along said South line a distance of 1316.47 feet to the Southwest corner of the Southeast Quarter of the Southeast quarter of said Section 18, thence N00°00'00"E along said West line a distance of 396.00 feet to a Mag nail (set), being the point of beginning of this description, thence continue North along the West line a distance of 577.95 feet to a mag nail (set) in the intersection of said West line and the center of St. Wendel Road, thence Northeasterly along said centerline on the following courses:
S70°28'56"E a distance of 30.62 feet,
S85°52'02"E a distance of 46.62 feet,
N76°07'48"E a distance of 47.64 feet
N64°31'48"E a distance of 22.00 feet,
N53°48'18"E a distance of 47.72 feet,
N41°33'12"E a distance of 45.75 feet,
N37°25'56"E a distance of 209.34 feet
to a Mag nail (set) 300.00 feet West of the East line of the West Half of the Southeast Quarter of said Section 18, thence S01°22'19"E and parallel with said East line a distance of 804.42 feet to a Monument (set) 396.00 feet from the South line thereof, thence S88°26'34"W and parallel with the South line a distance of 356.96 feet to the place of beginning and containing 5.10 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 DENNIS STRATMAN MINOR SUBDIVISION

Any addition to existing rights of way, and not previously dedicated, is hereby dedicated to public use.

Dennis Stratman
11530 Hillview Dr.
Evansville, IN 47720

Dennis A. Stratman
Dennis Stratman

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.
Witness my hand and seal this 24th day of June, 2005

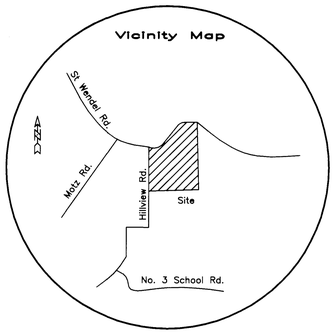
My commission expires 6/24/2012 Notary Public Margaret Annie Nicholson

Resident of Daviess County Printed MARGARET ANNIE NICHOLSON

NOTARY PUBLIC SEAL INDIANA

R-174

Vicinity Map



NICHOLSON SURVEYING, INC.
3520 Lakewood Drive
Mount Vernon Indiana 47620 812 838-2347

Client: Dennis Stratman Minor Sub
11530 Hillview Dr.

Job No.: 4-05-4	Drawn By: RAF	Scale: 1"=50'	Survey By: RAF SCN
File: STRATMAN 18-5-11	Date: 05/09/05	Checked By: BTN	Date: 04/15/05

Rev. 06/08/05 APC
Plot Date 05/07/05

R-174 APC# 12-MS-2005