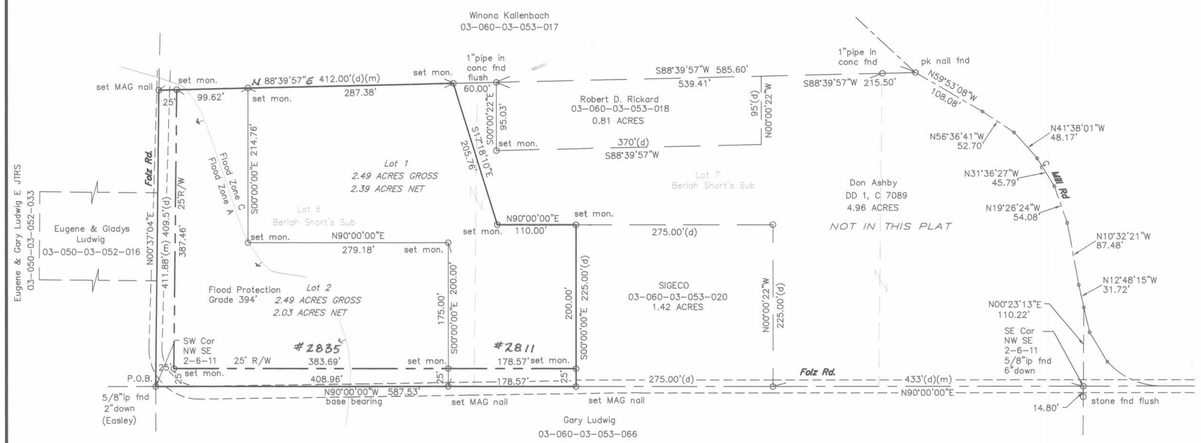
Don Ashby Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-19-2006 (DATE)
BILL FLUTY AUDITOR
4021 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE Jun. 19, 2006 4:11 P M
PLAT BOOK 5
PAGE 10
INSTR# 2006R 000 21464
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

0 100 200
Scale 1" = 100'



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.
City water is available at site.
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 within Flood Hazard Zone "A & C" as plotted by scale from the document entitled Flood Insurance rate Map, Community Panel Number 180256 0075C, dated Aug. 5, 1991.

OSDS Utility Statement: Private onsite sewage disposal systems must be approved and permitted by the Vanderburgh County Health Department an comply with 410IAC 6-8.1 The base of the OSDS mound or the bottom of the trenches must be above the 100 Year Flood Elevation.

LEGEND
(m) measured data
(d) deed data
mon. 5/8"ip/cap inscribed NICHOLSON 7964

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
STATE OF INDIANA
No. 7964
REGISTERED LAND SURVEYOR
[Seal]

BILLY T. Nicholson IN No.7964
Date 6/21/06
Field work completed 5/06

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 9, 2006 AT SUB REVIEW.

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

President
Attest Executive Director

PLAT RELEASE

SECONDARY PLAT complies with the Ordinance and is released for recording.
Executive Director
JUNE 19, 2006
Plat Relase Date

BOUNDARY DESCRIPTION

Part of Lots 6 & 7 Berlah Short's Subdivision of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter of Section 2, Township 6 South, Range 11 West of the Second Principal Meridian, German Township, Vanderburgh County, Indiana as recorded in Plat Book B, Pages 92 & 93 in the Vanderburgh County Recorder's Office, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 2 (marked with a 5/8" iron rod with "EASLEY" cap) the same being the Southwest corner of said Lot 6, thence N00°37'04"E along the West line thereof a distance of 411.88 feet to a MAG nail set this survey being the Southwest corner of the Winona D. Kallenbach Tract described in Deed Record 285, Page 420, thence N88°39'57"E along the South line thereof a distance of 412.00 feet to a to a 5/8" iron rod with cap set this survey said point being S88°39'57"W 60.00 feet from a 1" pipe set in concrete (fnd), marking the Northwest corner of the Robert D. Rickard Tract as described in deed recorded in Drawer 101, Card 7089 in the Vanderburgh County Recorder's Office, thence S17°18'10"E a distance of 205.76 feet to a 5/8" iron rod with cap set this survey, thence N90°00'00"E 110.00 feet on the extended North line of a certain tract deeded to Southern Indiana Gas & Electric Company to a 5/8" iron rod with cap set this survey at the Northwest corner of the SIG&ECO tract, thence S00°00'00"E along the West line thereof a distance of 225.00 feet to a MAG nail set this survey on the South line of the Northwest Quarter of the Southeast Quarter of said Section 2, Thence N90°00'00"W along the South line and the South line of lots 6 and 7, a distance of 587.53 feet to the place of beginning, containing 4.98 acres more or less.

Subject to the legal right of way of Folz Road off the South and West sides thereof.

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 DON ASHBY MINOR SUBDIVISION

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

Don Ashby
Don Ashby, 2640 W. Mill Rd.
Evansville, IN 47720

NOTARY CERTIFICATE } SS
STATE OF INDIANA
COUNTY OF VANDERBURGH

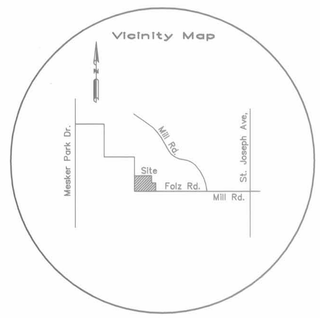
Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed. Witness my hand and seal this 26 day of May, 2006.

My commission expires 6-5-2007 Notary Public Anthony J. Muller

Resident of Vanderburgh County Printed ANTHONY J. MULLER

ANTHONY J. MULLER NOTARY PUBLIC SEAL

Vicinity Map



S-10

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

Client: Don Ashby Minor Sub

Job No.: 10-05-12	Drawn By: RAF	Scale: 1"=100'	Survey By: RAF SCN
File: 2-6-11 ashby.dwg	Date: 11/03/05	Checked By: BTN	Date: 03/27/2006

mylar 05/24/2006
Plat Date 11/10/05

APC # 5-MS-2006