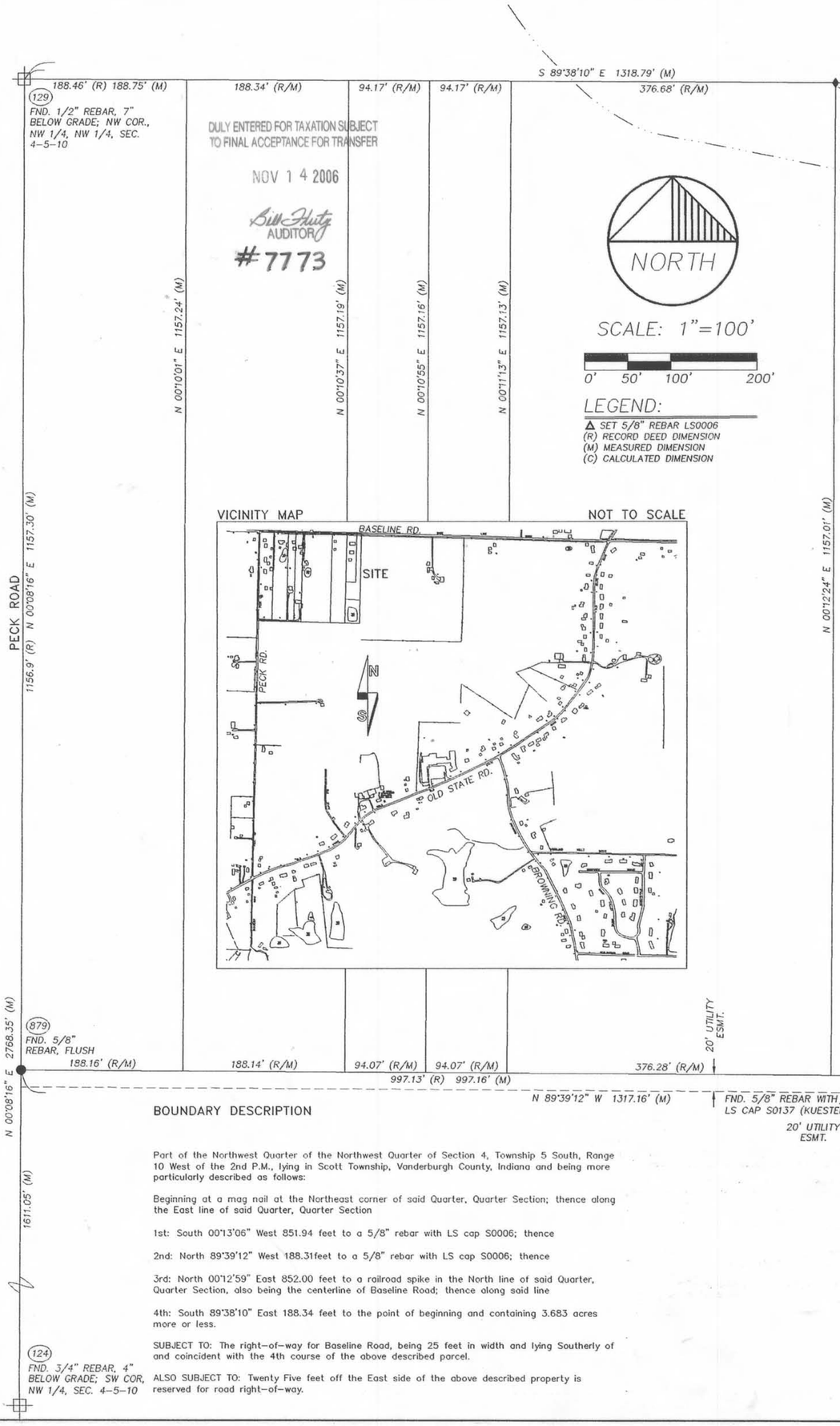
\SDN\projects\DWG\8045 Heston\8045minor.dwg Tue Aug 08 10:19:10 2006 COPYRIGHT ANDY EASLEY ENGINEERING, INC. 2006

RECEIVED FOR RECORD
DATE 11-14-06 1:41 M
PLAT BOOK S
PAGE 33
INSTR # 2006R00038889
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2461 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

HABIB ESTATES MINOR SUBDIVISION
1203 EAST BASELINE ROAD
CLIENT: PHILLIP HESTON
VANDERBURGH COUNTY, INDIANA



BOUNDARY DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 4, Township 5 South, Range 10 West of the 2nd P.M., lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a mag nail at the Northeast corner of said Quarter, Quarter Section; thence along the East line of said Quarter, Quarter Section

1st: South 00°13'06" West 851.94 feet to a 5/8" rebar with LS cap S0006; thence

2nd: North 89°39'12" West 188.31feet to a 5/8" rebar with LS cap S0006; thence

3rd: North 00°12'59" East 852.00 feet to a railroad spike in the North line of said Quarter, Quarter Section, also being the centerline of Baseline Road; thence along said line

4th: South 89°38'10" East 188.34 feet to the point of beginning and containing 3.683 acres more or less.

SUBJECT TO: The right-of-way for Baseline Road, being 25 feet in width and lying Southerly of and coincident with the 4th course of the above described parcel.

ALSO SUBJECT TO: Twenty Five feet off the East side of the above described property is reserved for road right-of-way.

THE GENERAL NOTES:

1. CLIENT: PHILLIP HESTON
4461 ENGLISH WAY
EVANSVILLE, IN 47725

OWNERS: JOSEPH JAMES HABIB, JR. & LORENE MARY HABIB
1203 EAST BASELINE ROAD
EVANSVILLE, IN 47725

2. UTILITIES: EVANSVILLE WATER AND SEWER ARE AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: A PORTION OF THE PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180256 0015 C, DATED AUGUST 5, 1991. THE BASE FLOOD ELEVATION (B.F.E.) FOR THE PROPERTY IS 450.0 AND THE FLOOD PROTECTION GRADE (F.P.G.) IS 452.0.

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.

5. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

SURVEYOR'S CERTIFICATE:

I, RALPH A EASLEY, JR HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.

SIGNATURE Ralph A. Easley Jr

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

INDIANA REG. NO. S 0006
DATE SURVEY WAS CONDUCTED: 04/26/06

THIS INSTRUMENT WAS PREPARED BY RALPH A EASLEY, JR.

AFFIRMATION STATEMENT
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

x Ralph A. Easley Jr
RALPH A. EASLEY, JR PLS
INDIANA REGISTRATION NO. S 0006

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS

HABIB ESTATES MINOR SUBDIVISION

x Joseph James Habib Jr
JOSEPH JAMES HABIB, JR.
1203 EAST BASELINE ROAD
EVANSVILLE, IN 47725

x Lorene Mary Habib
LORENE MARY HABIB
1203 EAST BASELINE ROAD
EVANSVILLE, IN 47725

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 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 x Patricia E. Keith
Patricia E. Keith

THIS 8th DAY OF September, 2006.

MY COMMISSION EXPIRES: 11/22/06

RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION 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 AT A MEETING HELD ON July 11, 2006 (AT SUB REVIEW)

x _____ PRESIDENT

x _____ ATTEST EXECUTIVE DIRECTOR

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

x _____ EXECUTIVE DIRECTOR

x Nov. 14, 2006 PLAT RELEASE DATE

APC# 15-MS-2006

S-33

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=100'
DATE: 06/12/06
PROJECT NO.: S-8045
REVISIONS
SHEET NO.: 1 OF 1