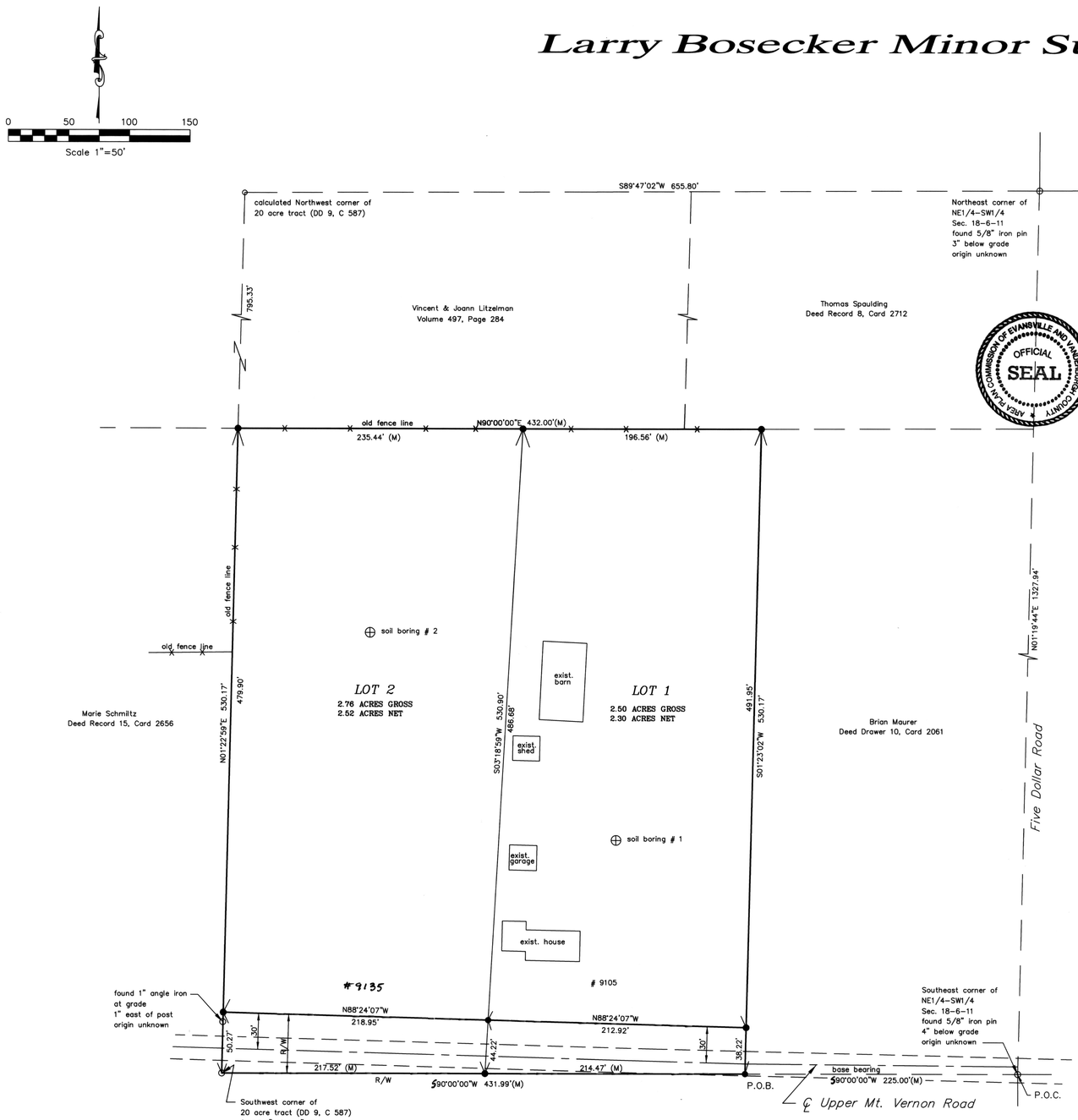
Larry Bosecker Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
07.13.2007 (DATE)
BILL FLUTY AUDITOR
4609 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.13.07 2:37 P M
PLAT BOOK S-
PAGE 60
INSTR# 2007R00022009
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the South 8 acres of the East 20 acres of the Northeast Quarter of the Southwest Quarter of Section 18, Township 6 South, Range 11 West, Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 18, Township 6 South, Range 11 West; thence S90°00'00"W along the South line thereof 225.00 feet to the place of beginning of this description; thence continue S90°00'00"W along the South line 431.99 feet, thence N01°22'59"E 530.17 feet to the North line of said 8 acre tract, thence N90°00'00"E 432.00 feet, thence S01°23'02"W 530.17 feet to the place of beginning, containing 5.26 acres more or less.

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. 13, 2007 (at Subdivision Review)

President

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.

Executive Director

July 13, 2007
Plat Release Date

GENERAL NOTES

Lot corners marked with 5/8" rebar/cap stamped "NICHOLSON 7964, unless otherwise noted.

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.

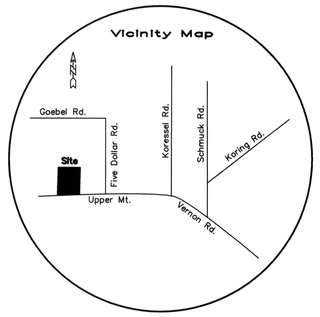
UTILITIES:
All utilities available at site except sanitary sewer.
WATER will be provided by private wells.

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.

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 0100B, dated March 19, 1982.

LEGEND

- ● – set 5/8" iron pin with plastic cap inscribed NICHOLSON 7964
- (M) – measured data
- (R) – record data



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 Larry Bosecker Minor Subdivision

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

Terry Ray Bosecker
600 Frontier Drive
Gillette Wyoming 82718

NOTARY CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF CAMPBELL }
Before me, the undersigned notary public for Campbell County, State of Wyoming, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 28th day of March, 2007
My commission expires January 26, 2010 Notary Public Cecelia Szymusiak
Resident of Campbell County Printed Cecelia Szymusiak

NOTARY PUBLIC CECELIA L. SZYMUSIAK STATE OF WYOMING COUNTY OF CAMPBELL My Commission Expires Jan 26, 2010

Seal

Larry Wayne Bosecker
1401 Reiter Drive
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA
COUNTY OF VANDERBURGH } SS
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 on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 5th day of April, 2007
My commission expires 5/24/2012 Notary Public Margaretanne Nicholson
Resident of Posey County Printed MARGARET ANNE NICHOLSON

NOTARY PUBLIC SEAL Seal INDIANA

S-60

Land Surveyor's Certificate

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.
The Relative Positional Accuracy (due to random errors in measurement) of this survey is within that allowable for Suburban Surveys (0.13 feet), plus 100 ppm) as defined in IAC 865.

Billy T. Nicholson IN No.7964
Date

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

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.

Billy T. Nicholson IN No.7964
Date

APC# 6-MS-2007

Revisions		
No.	Date	Description
△		
△		
△		
△		
△		
△		

Mylar 03/20/07

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

Client: Larry Bosecker

Job No.:	Drawn By:	Scale:	Survey By:
12-06-4	RAF	1"=50'	RAF SCN
File: bosecker	Date: 1/4/07	Checked By: BTN	Survey Completed: 1/8/07