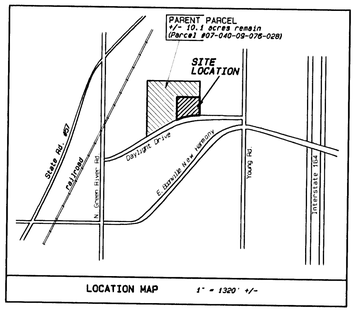
SAINT JOHN MINOR SUBDIVISION

File: 2008-10-stjohns.sai

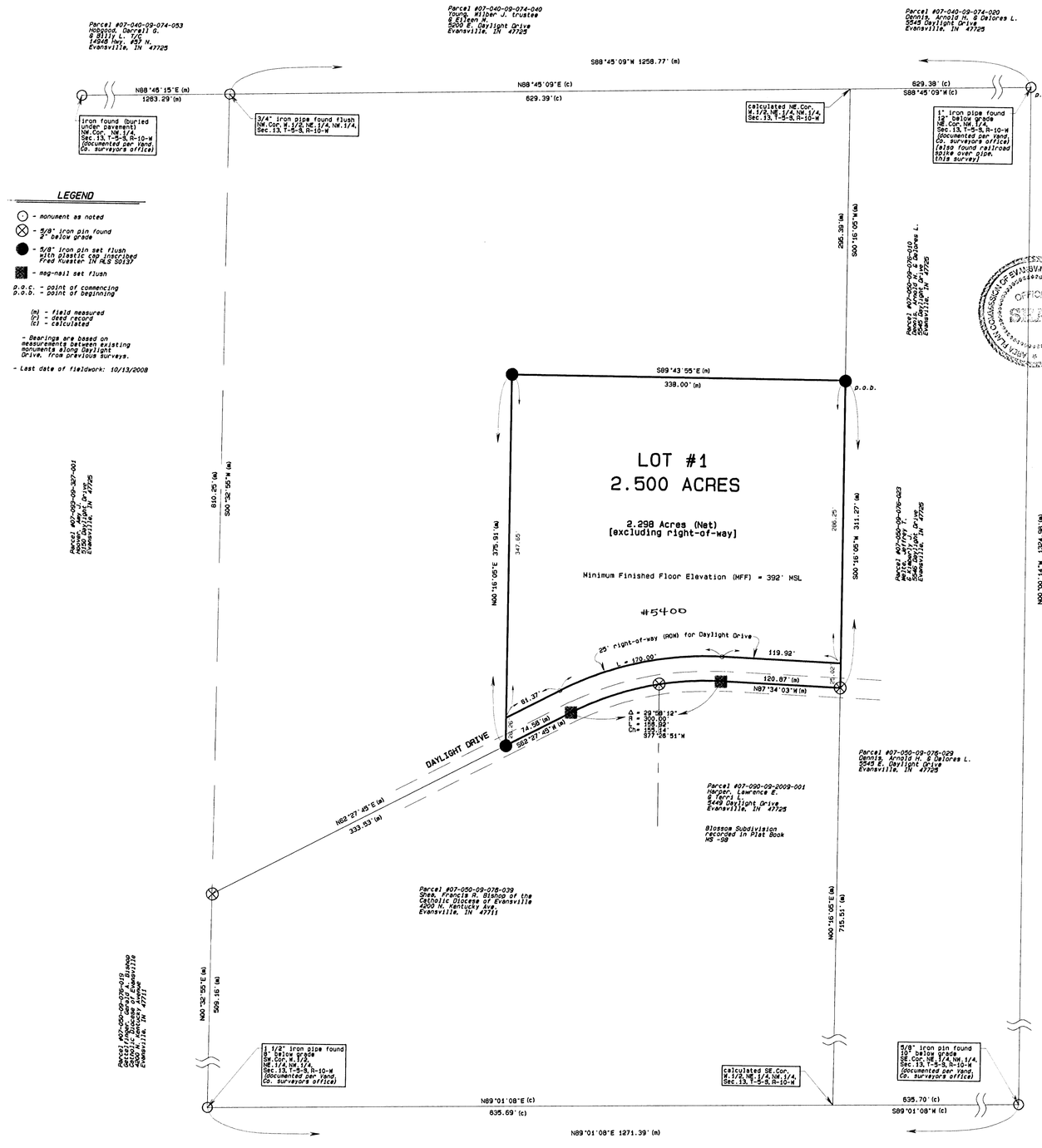
Client: Catholic Diocese of Evansville/ St. John, Daylight

GRAPHIC SCALE 1"=60'

0 60 120 180



LOCATION MAP 1" = 1320' +/-



BOUNDARY DESCRIPTION:

Part of the west half of the northeast quarter of the northwest quarter of Section (13), Township (5) South, Range (10) West, in Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at a 1" iron pipe found 12" below grade marking the northeast corner of the northeast quarter of the northwest quarter of said section; thence South 88 degrees 45 minutes 09 seconds West along the north line of said quarter quarter seciton six hundred twenty-nine and thirty-eight hundredths (629.38) feet to the northeast corner of the west half of the northeast quarter of the northwest quarter of said section; thence South 00 degrees 16 minutes 05 seconds West along the east line of said half quarter quarter section two hundred ninety-five and thirty-nine hundredths (295.39) feet to a 5/8" iron pin set flush (with cap "Fred Kuester IN RLS S0137") marking the initial point of beginning of the following described real estate; thence South 00 degrees 16 minutes 05 seconds West along said east line three hundred eleven and twenty-seven hundredths (311.27) feet to a 5/8" iron pin found 2" below grade in the center of Daylight Drive; thence North 87 degrees 34 minutes 03 seconds West along the center of said road one hundred twenty and eighty-seven hundredths (120.87) feet to a mag-nail set flush; thence southwesterly along the center of said road and along a curve to the left one hundred fifty-six and ninety-two hundredths (156.92) feet and having a radius of 300.00 feet and subtended by a long chord bearing South 77 degrees 26 minutes 51 seconds West and having a distance of 155.14 feet to a mag-nail set flush; thence South 62 degrees 27 minutes 45 seconds West along the center of said road seventy-four and fifty-six hundredths (74.56) feet to a 5/8" iron pin set flush (with cap "Fred Kuester IN RLS S0137"); thence North 00 degrees 16 minutes 05 seconds East three hundred seventy-five and ninety-one hundredths (375.91) feet to a 5/8" iron pin set flush (with cap "Fred Kuester IN RLS S0137"); thence South 89 degrees 43 minutes 55 seconds East three hundred thirty-eight and no hundredths (338.00) feet to the point of beginning.

CONTAINING 2.500 ACRES, MORE OR LESS.

Subject to all legal right of ways and/or easements.

OWNER'S CERTIFICATE

I, WILBUR J. YOUNG, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN AND DESIGNATE IT AS "SAINT JOHN MINOR SUBDIVISION".

ALL ADDITIONAL ROAD RIGHTS-OF-WAYS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

Wilbur J. Young
WILBER J. YOUNG, TRUSTEE

OWNER: WILBUR J. YOUNG, as TRUSTEE UNDER THE REVOCABLE DECLARATION OF TRUST AGREEMENT OF WILBER J. YOUNG, dated March 16th, 1998 recorded in deed drawer 11, card 6896 5200 E. DAYLIGHT DRIVE EVANSVILLE, IN 47725

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 AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 24 DAY OF November 2008

MY COMMISSION EXPIRES: _____

Shannon L Donnelly
NOTARY PUBLIC

RESIDENT OF _____ COUNTY

Shannon L Donnelly
PRINTED

SHANNON L. DONNELLY
NOTARY PUBLIC
SEAL
STATE OF INDIANA - COUNTY OF VANDERBURGH
MY COMMISSION EXPIRES OCT. 23, 2016

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Nov. 25, 2008 (DATE)
BILL FLUTY AUDITOR
6733 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 11-25-2008 9:43 A/M
PLAT BOOK S
PAGE 114
INSTR# 2008R0030619
BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E. 600 S.
FT. BRANCH, IN 47648
PHONE (812) 753-4843

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 NOVEMBER 11, 2008 (AT SUB REVIEW).

PRESIDENT

ATTEST, EXECUTIVE DIRECTOR

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

EXECUTIVE DIRECTOR

Nov. 25, 2008
PLAT RELEASE DATE

SURVEYOR'S CERTIFICATE

I, FRED J. KUESTER, 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 ALL LOCATIONS NOTED.

FRED J. KUESTER LS #50137

11-24-08
DATE

FRED J. KUESTER No. S 0137 STATE OF INDIANA REGISTERED LAND SURVEYOR

AFFIRMATION STATEMENT

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Fred J. Kuester, IN RLS-50137

GENERAL NOTES

1) Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top & wheat, which will be used primarily for fall planting within 45 days of disturbance of soil and 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 5 days of disturbance of soil and must remain in place until final grading and seeding.

2) FLOOD PLAIN DATA: The subject property is NOT located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 15 of 100, No. 180256 0015 C map revised August 5, 1991, for Vanderburgh County, Indiana. However, buildings placed on the lots within this subdivision will be subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 392 MSL. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's Office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information. Actual first floor elevations may need to be higher in order to provide proper drainage around the structure.

3) UTILITIES: Vectren gas and electric service is available.

Evansville Water Department water is available.

OSDS UTILITY STATEMENT
Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1.

4) No Brick or other non-breakaway mailbox structures can be placed in county road right-of-way.

S-114
APC# 30-MS-2008