NANCY'S PLACE

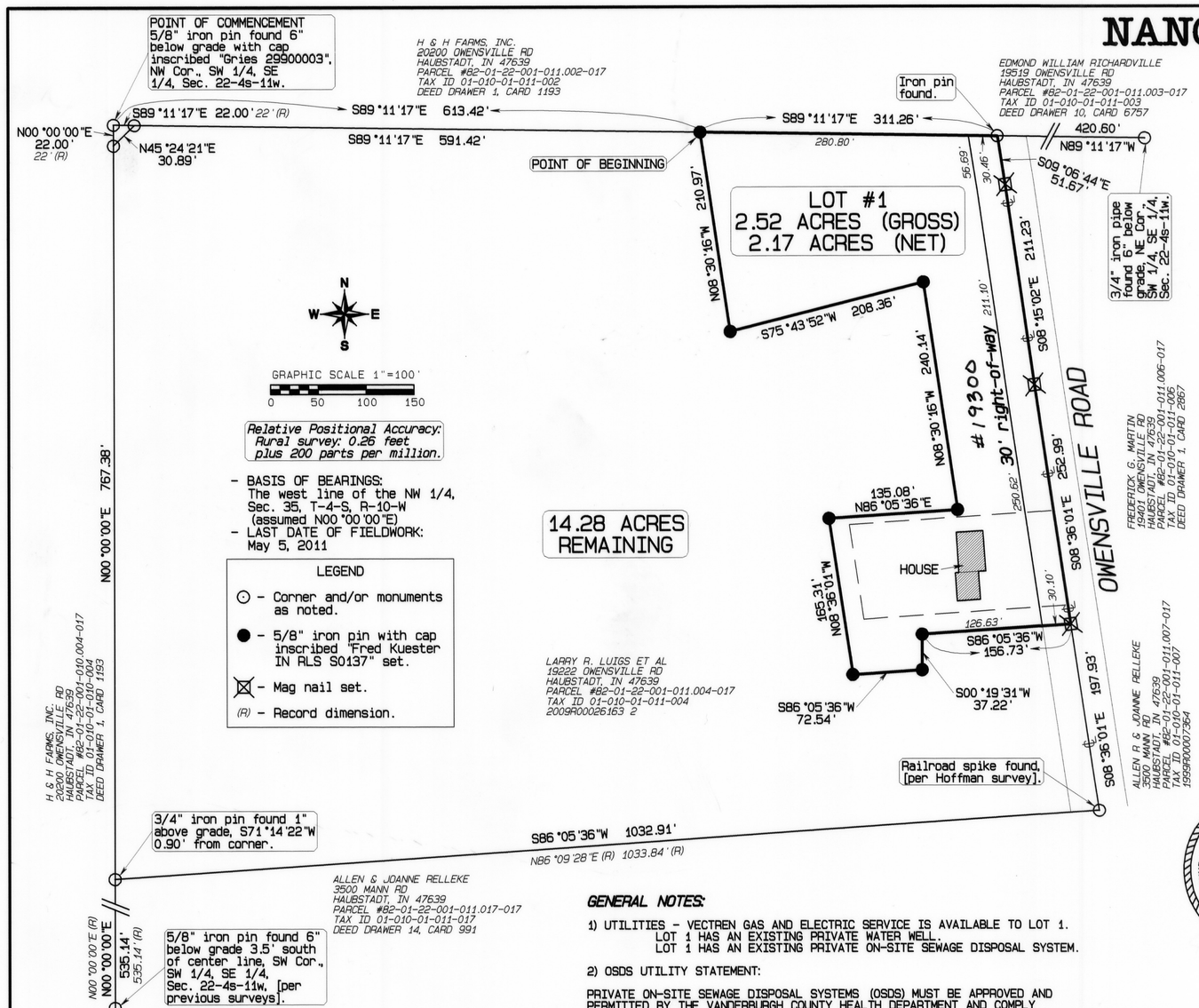
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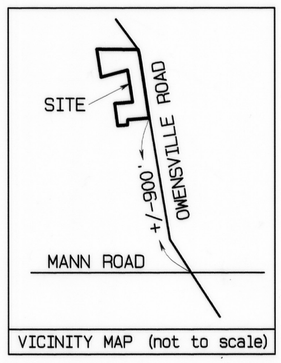
Dec. 15, 2011 (DATE)

JOE GRIES AUDITOR

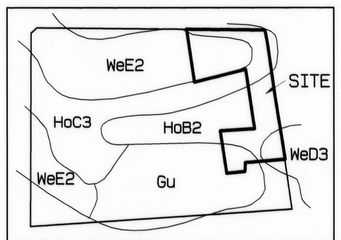
6025 (AUDITORS NUMBER)

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VANDERBURGH COUNTY





VICINITY MAP (not to scale)



SOIL MAP (not to scale)

GENERAL NOTES:

1) UTILITIES - VECTREN GAS AND ELECTRIC SERVICE IS AVAILABLE TO LOT 1.
LOT 1 HAS AN EXISTING PRIVATE WATER WELL.
LOT 1 HAS AN EXISTING PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM.

2) 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.

3) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL 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 HAVE A 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.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE "X" AS INDICATED ON FIRM PANEL NO. 18163 C 0040 D, DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA.

5) SOIL DATA:

HoB2 - HOSMER SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED.
HoC3 - HOSMER SILT LOAM, 6 TO 12 PERCENT SLOPES, SEVERELY ERODED.
Gu - GULLIED LAND
WeE2 - WELLSTON SILT LOAM, 18 TO 25 PERCENT SLOPES, ERODED.

BOUNDARY DESCRIPTION:

Ref: 2011R000 29055

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-TWO (22), TOWNSHIP FOUR (4) SOUTH, RANGE ELEVEN (11) WEST, ARMSTRONG TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION SOUTH 89 DEGREES 11 MINUTES 17 SECONDS EAST 613.42 FEET TO THE INITIAL POINT OF BEGINNING OF THE FOLLOWING DESCRIBED REAL ESTATE; THENCE CONTINUE ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION SOUTH 89 DEGREES 11 MINUTES 17 SECONDS EAST 311.26 FEET TO THE CENTER LINE OF OWENSVILLE ROAD; THENCE ALONG SAID ROAD SOUTH 09 DEGREES 06 MINUTES 44 SECONDS EAST 51.67 FEET; THENCE ALONG SAID ROAD SOUTH 08 DEGREES 15 MINUTES 02 SECONDS EAST 211.23 FEET; THENCE ALONG SAID ROAD SOUTH 08 DEGREES 36 MINUTES 01 SECONDS EAST 252.99 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS WEST 156.73 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 31 SECONDS WEST 37.22 FEET; THENCE SOUTH 86 DEGREES 05 MINUTES 36 SECONDS WEST 72.54 FEET; THENCE NORTH 08 DEGREES 36 MINUTES 01 SECONDS WEST 165.31 FEET; THENCE NORTH 86 DEGREES 05 MINUTES 36 SECONDS EAST 135.08 FEET; THENCE NORTH 08 DEGREES 30 MINUTES 16 SECONDS WEST 240.14 FEET; THENCE SOUTH 75 DEGREES 43 MINUTES 52 SECONDS WEST 208.36 FEET; THENCE NORTH 08 DEGREES 30 MINUTES 16 SECONDS WEST 210.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.52 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

OWNER'S CERTIFICATE:

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 "NANCY'S PLACE".

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

Michael R. Korff DATE 12-9-11

MICHAEL R. KORFF
19300 OWENSVILLE ROAD
HAUBSTADT, INDIANA 47639

Nancy A. Korff DATE 12-12-11

NANCY A. KORFF
19300 OWENSVILLE ROAD
HAUBSTADT, INDIANA 47639

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

WITNESS MY HAND AND SEAL THIS 12th DAY OF December 20 11

MY COMMISSION EXPIRES: 10-21-16

NOTARY PUBLIC Geneva L. Adams PRINTED Geneva L. Adams

RESIDENT OF Vanderburgh COUNTY, INDIANA

GENEVA L. ADAMS
Vanderburgh County
My Commission Expires
October 21, 2016

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 JUNE 14 20 11 AT SUBDIVISION REVIEW.

PRESIDENT

ATTEST EXECUTIVE DIRECTOR

PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY * AREA * OFFICIAL SEAL

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

EXECUTIVE DIRECTOR Bradley S. Mills

PLAT RELEASE DATE Dec. 15, 2011

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 LOCATIONS NOTED.

FRED J. KUESTER, LS #S0137 DATE JULY 29, 2011

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

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

T-16
APC# 12-MS-2011

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.

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

NANCY'S PLACE
Owensville Road

SCALE: 1"= 100	APPROVED BY: FJK	DRAWN BY: CAK
DATE: July 2011		REVISED: 0

Part of the SW 1/4, SE 1/4, Sec. 22-4s-11w, Armstrong Twp., Vanderburgh Co., Indiana.

file: 2011-07-nancy's place.smi
client: Mike Korff

SHEET 1 OF 1