

# ANZEC HEIGHTS

## Minor Subdivision

### Part of the West Half, of the Southwest Quarter of Section 31, Township 5 South, Range 10 West Center Township, Vanderburgh County, Indiana

#### Legend

○	Rebar or Iron Pin Found as Noted
●	5/8" Rebar set
△	PK Nail set
---	Center Line and Section Lines
---	Right-of-Way
---	10' Public Utility Easement (P.U.E.)
---	Property Line
---	Adjoining Property Lines
---	Easement Lines
---	Existing Contour
---	Existing Fence Line
(m)	Measured
(r)	Recorded
(c)	Calculated
(s)	Set
⊗	Bituminous Pavement
⊕	Bench Mark

#### Description

That portion of the West Half of the Southwest Quarter of Section 31, Township 5 South, Range 10 West, of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana being more particularly described as follows:

Beginning at a 5/8 inch rebar bearing a plastic survey cap inscribed "D.K. Mills, RLS 8800274" monumenting the northwest corner of said west half of said quarter section; thence South 89 degrees 02 minutes 00 seconds East along the north line of said quarter section 196.97 feet to a 2 inch pipe monumenting the northwest corner of the Laubscher Heights Subdivision; thence leaving said north line South 00 degrees 15 minutes 03 seconds West along the west line of said subdivision 781.06 feet to the centerline of Laubscher Road monumented by a PK nail set flush and bearing a brass tag inscribed "D.K. Mills RLS 8800274"; thence leaving said west line along said centerline North 51 degrees 14 minutes 03 seconds West 80.49 feet to a PK nail set flush and bearing said brass tag; thence continuing along said centerline North 56 degrees 06 minutes 24 seconds West 153.28 feet to the west line of said west half of said quarter section being monumented by a 1 inch pipe; thence leaving said centerline along said west line North 00 degrees 18 minutes 42 seconds West 648.51 feet to the point of beginning and containing 3.163 acres more or less.

SUBJECT to all legal easements, leases, agreements, restrictions, and right-of-way.

#### Notes

- According to the Federal Emergency Management Agency (FEMA) Map for Vanderburgh County, Indiana, Community - Panel Number 180256 0075 C (dated August 5, 1991) the subject property does not lie within a special flood hazard zone.
- UTILITIES: Gas and electric are available at the site. Municipal water and sanitary sewers are available at site. Connections are subject to fees.
- TEMPORARY EROSION CONTROL: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., ryes, red top, or wheat, within 45 days of disturbance of the soil and must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have straw bales or erosion control blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding.
- All lots meet the requirements as specified in Table A of the Zoning Code.
- No brick or other non-breakaway mailbox structures can be placed in the right of way.

#### Owner's Certificate

I, the undersigned owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided, and hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as ANZEC HEIGHTS, a subdivision to Vanderburgh County, Indiana. All roads shown and not previously dedicated are hereby dedicated to public use. Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be erected within said strips of land and any fence located within said strips of land is subject to removal by a public utility without liability in the use of said easements by said utility.

WITNESS my hand and seal this 16 day of MARCH, 1999

*Scott Anderson*  
Scott Anderson

Mailing Address  
Anzec Corporation  
7424 Darmstadt Road  
Evansville, In 47710

#### NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, A notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions shown thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 16th day of MARCH, 1999

My Commission Expires: September 16, 2006

Notary Resides in: Parry County

State of Indiana

*David M Brown*  
Notary Public  
DAVID M BROWN  
(Printed Name)

#### AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #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 March 9, 1999

President  
*Barbara L. Cunningham*  
Attest Executive Director

Secondary plat complies with the Ordinance and is released for Recording.  
*Barbara L. Cunningham*  
Executive Director

PLAT RELEASE DATE: March 29, 1999

#### Surveyor's Certification

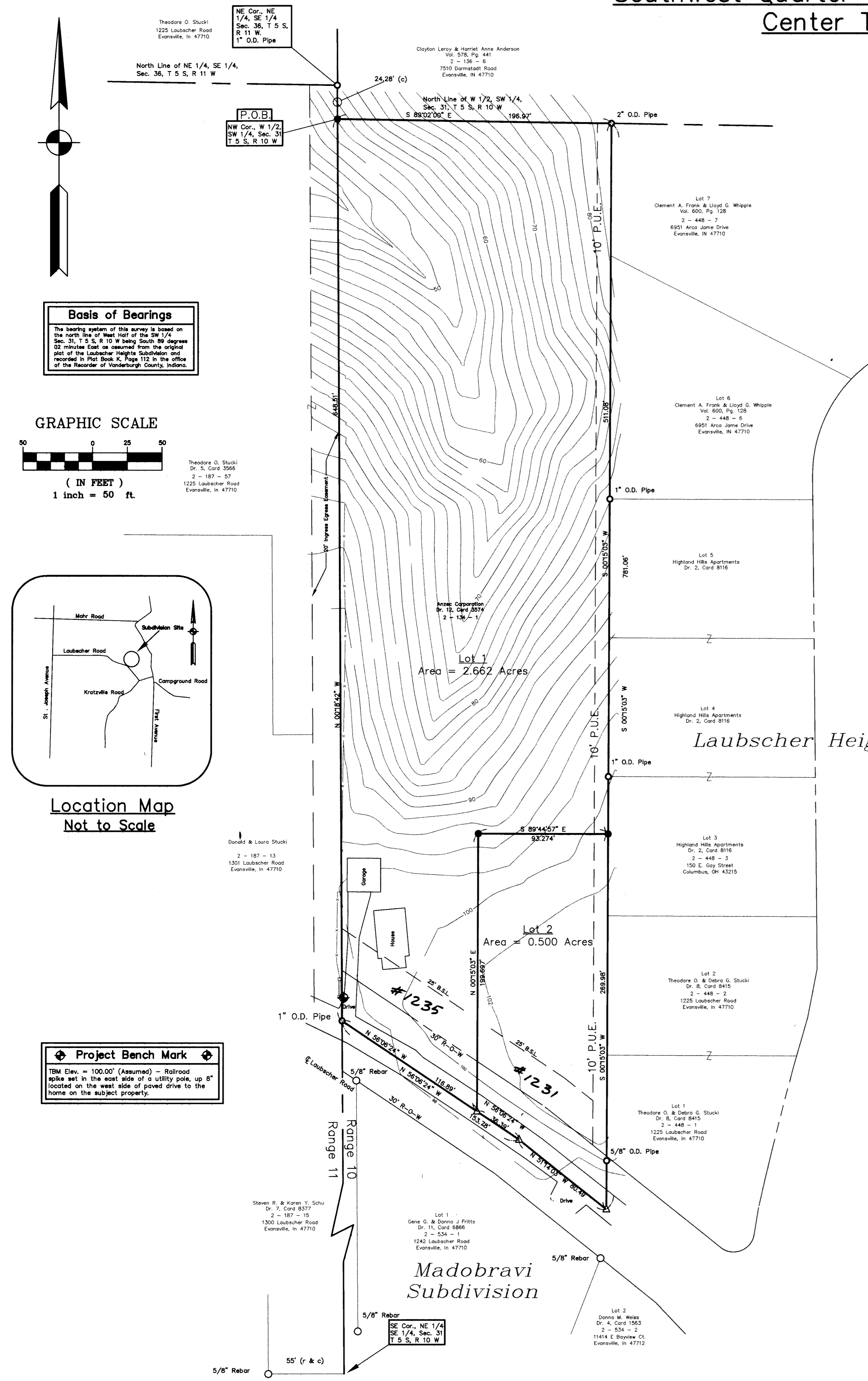
I, David K. Mills, hereby certify that I am a Land Surveyor, Licensed in compliance with the Laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at all locations noted.

*David K Mills*  
David K. Mills, RLS 8800274

March 15, 1999  
Date



**Q-9**



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
MAR 29 1999  
Auditor  
#1989

RECEIVED FOR RECORD  
at 1:00 P.M.  
MARCH 29 1999  
Plat Book 9-  
Page 9  
BETTY J. HERMANN, RECORDER  
VANDERBURGH COUNTY  
1999R00010066