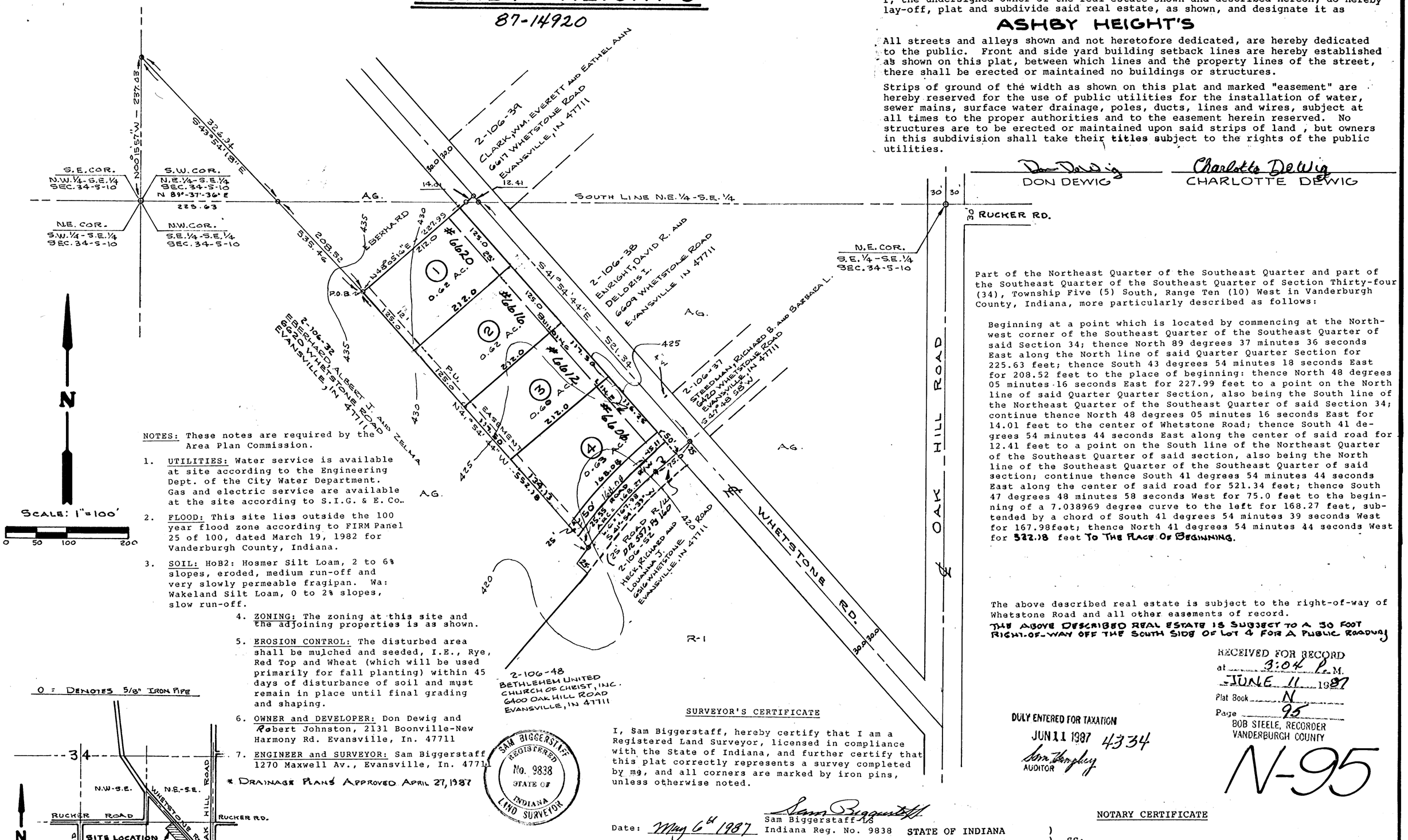
ASHBY HEIGHT'S

87-14920



N

SCALE: 1"=100'

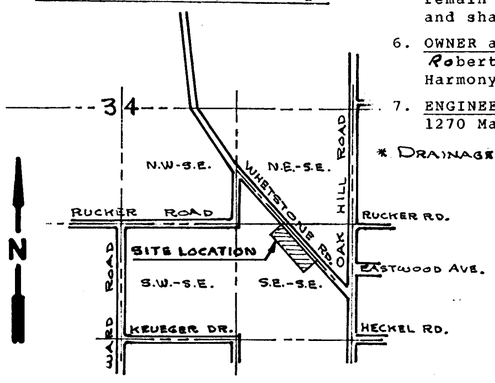
0 50 100 200

NOTES: These notes are required by the Area Plan Commission.

1. UTILITIES: Water service is available at site according to the Engineering Dept. of the City Water Department. Gas and electric service are available at the site according to S.I.G. & E. Co..
2. FLOOD: This site lies outside the 100 year flood zone according to FIRM Panel 25 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
3. SOIL: HoB2: Hosmer Silt Loam, 2 to 6% slopes, eroded, medium run-off and very slowly permeable fragipan. Wa: Wakeland Silt Loam, 0 to 2% slopes, slow run-off.
4. ZONING: The zoning at this site and the adjoining properties is as shown.
5. EROSION CONTROL: The disturbed area 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 of soil and must remain in place until final grading and shaping.
6. OWNER and DEVELOPER: Don Dewig and Robert Johnston, 2131 Boonville-New Harmony Rd. Evansville, In. 47711
7. ENGINEER and SURVEYOR: Sam Biggerstaff 1270 Maxwell Av., Evansville, In. 47711

* DRAINAGE PLANS APPROVED APRIL 27, 1987

O = DENOTES 5/8" IRON PIPE



VICINITY MAP

SCALE: 1"=1225 FT.

SAM BIGGERSTAFF REGISTERED No. 9838 STATE OF INDIANA LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and all corners are marked by iron pins, unless otherwise noted.

Sam Biggerstaff

Sam Biggerstaff LS
Indiana Reg. No. 9838

Date: May 6th 1987

A.P.C. 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 give SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on May 6 1987.

Clifford H. Bauer, Jr. — President

Barbara J. Cummings — Executive Director

Plat Release June 11, 1987

Barbara J. Cummings — Executive Director

OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

ASHBY HEIGHT'S

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land , but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Don Dewig — DON DEWIG

Charlotte DeWig — CHARLOTTE DEWIG

Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southeast Quarter of Section Thirty-four (34), Township Five (5) South, Range Ten (10) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point which is located by commencing at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 34; thence North 89 degrees 37 minutes 36 seconds East along the North line of said Quarter Quarter Section for 225.63 feet; thence South 43 degrees 54 minutes 18 seconds East for 208.52 feet to the place of beginning: thence North 48 degrees 05 minutes 16 seconds East for 227.99 feet to a point on the North line of said Quarter Quarter Section, also being the South line of the Northeast Quarter of the Southeast Quarter of said Section 34; continue thence North 48 degrees 05 minutes 16 seconds East for 14.01 feet to the center of Whetstone Road; thence South 41 degrees 54 minutes 44 seconds East along the center of said road for 12.41 feet to a point on the South line of the Northeast Quarter of the Southeast Quarter of said section, also being the North line of the Southeast Quarter of the Southeast Quarter of said section; continue thence South 41 degrees 54 minutes 44 seconds East along the center of said road for 521.34 feet; thence South 47 degrees 48 minutes 58 seconds West for 75.0 feet to the beginning of a 7.038969 degree curve to the left for 168.27 feet, subtended by a chord of South 41 degrees 54 minutes 39 seconds West for 167.98feet; thence North 41 degrees 54 minutes 44 seconds West for 532.18 feet To The Place Of Beginning.

The above described real estate is subject to the right-of-way of Whetstone Road and all other easements of record.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO A 30 FOOT RIGHT-OF-WAY OFF THE SOUTH SIDE OF LOT 4 FOR A PUBLIC ROADWAY

RECEIVED FOR RECORD
at 3:04 P.M.
JUNE 11 1987
Plat Book N
Page 95
BOB STEELE, RECORDER
VANDERBURGH COUNTY

N-95

DULY ENTERED FOR TAXATION
JUN 11 1987 4334
AUDITOR

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 6th day of May, 1987.

Mary Ann Biggerstaff — Notary public

MARY ANN BIGGERSTAFF — Printed

My commission expires:
11/17/87

Resident of Vanderburgh County