

# MS-264

Contr # 0206  
at 3:09 P.M.  
Feb 25 1998

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

FEB 26 1998

Plat Drawer \_\_\_\_\_  
Card 264  
BETTY J. HEIMANN, RECORDER  
VANDERBURGH COUNTY

*Suzanne M. Couch*  
AUDITOR  
1152 JR

DO NOT WRITE IN SPACE ABOVE THIS LINE

## BRANSON ACRES MINOR SUBDIVISION

### GENERAL NOTES

- OWNER/DEVELOPER: TIMOTHY J. & CHERYL R. MAJORS  
4905 POLLACK AVENUE  
EVANSVILLE, IN 47715  
(812) 474-9366
- UTILITIES: ELECTRIC AND SANITARY SEWER AVAILABLE
- EROSION CONTROL: ALL DISTURBED AREAS TO BE MULCH SEEDED; SLOPES EXCEEDING 10% SHALL BE SEEDED. STRAW BALES OR EROSION BLANKETS TO BE INSTALLED TO PREVENT EROSION. ALL WORK TO BE COMPLETED WITHIN 45 DAYS OF DISTURBANCE.

- FLOOD PLAIN DATA: PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM PANEL 50 OF 100 DATED MARCH 19, 1982.
- SOIL CLASSIFICATION:  
Wb - Weinbach Silt Loam - 0 to 2% slopes  
Whb2 - Wheeling Loam - 0 to 2% slopes
- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUNOFF FROM A 25 YEAR STORM.
- STRAW BALES AT ENTRANCE OF CULVERTS AND DOWNSTREAM BOUNDARY LINES FOR RETENTION OF WATER AND SILT.
- Water will be supplied to each parcel from wells to be drilled by the purchaser.

### LEGAL DESCRIPTION

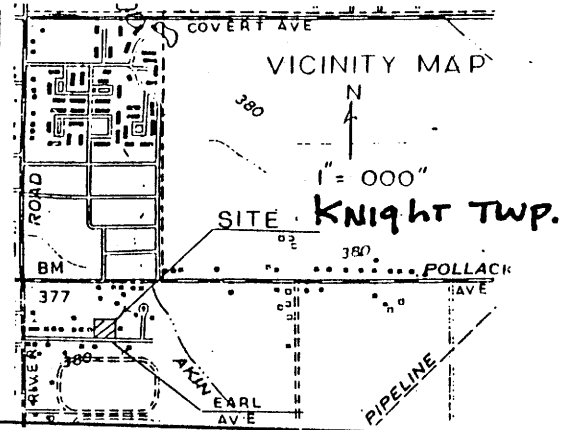
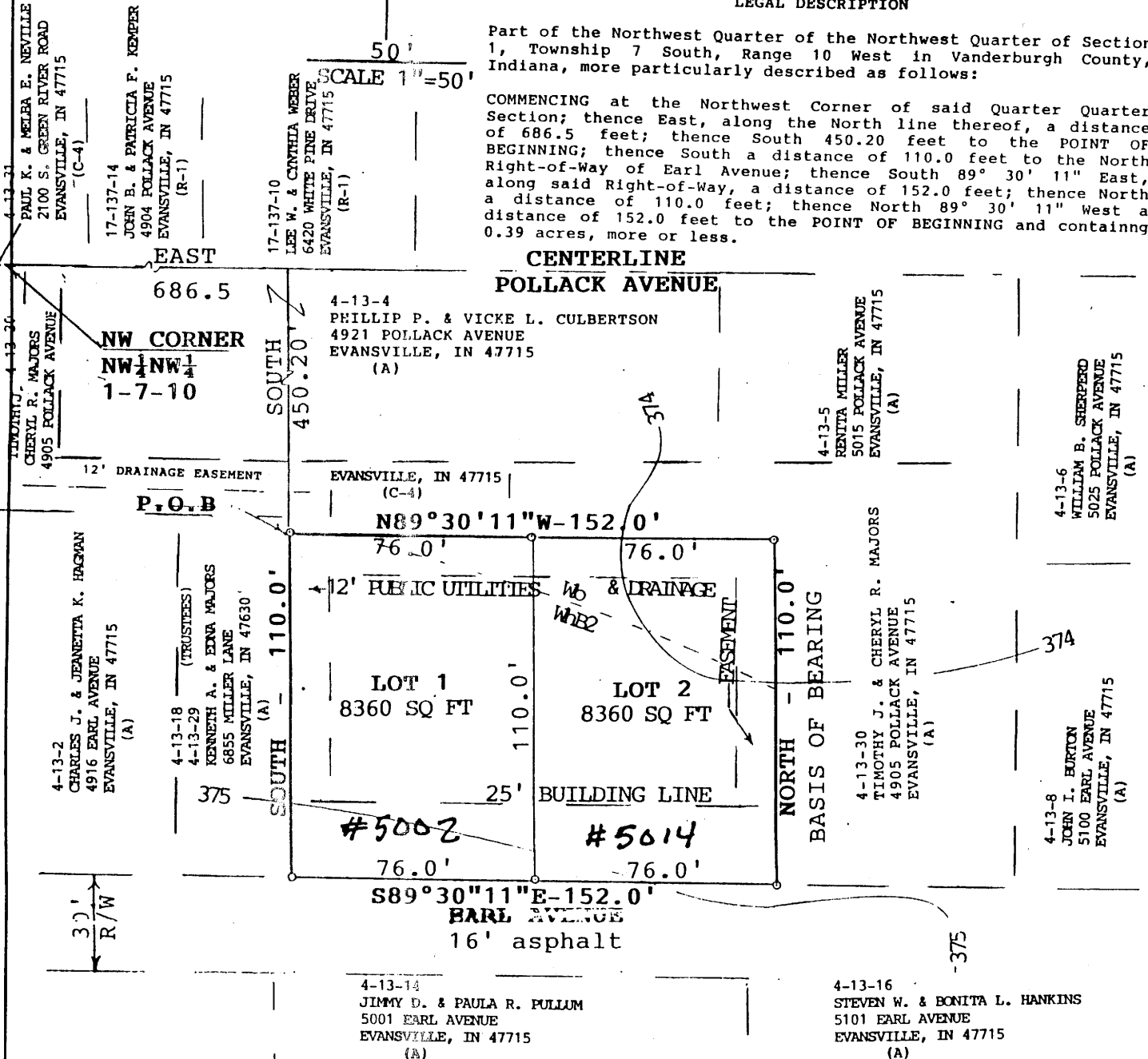
Part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 7 South, Range 10 West in Vanderburgh County, Indiana, more particularly described as follows:

COMMENCING at the Northwest Corner of said Quarter Quarter Section; thence East, along the North line thereof, a distance of 686.5 feet; thence South 450.20 feet to the POINT OF BEGINNING; thence South a distance of 110.0 feet to the North Right-of-Way of Earl Avenue; thence South 89° 30' 11" East, along said Right-of-Way, a distance of 152.0 feet; thence North a distance of 110.0 feet; thence North 89° 30' 11" West a distance of 152.0 feet to the POINT OF BEGINNING and containing 0.39 acres, more or less.

NORTH



50'  
SCALE 1"=50'



**SURVEYORS CERTIFICATE**

I, William Y. Bivins, 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.

DATE December 3, 1997

*[Handwritten Signature]*



**OWNERS CERTIFICATE**

We, 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

BRANSON ACRES MINOR SUBDIVISION

*[Handwritten Signature]*  
Timothy S. Major

*[Handwritten Signature]*  
Cherlyl R. Major

<p>Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located 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.</p>	<p>Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage; provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities; and provided that such facilities are not placed in such manner as to impede the flow of water and further provided that such drainage easements may be used for ingress and egress and temporary staging areas for work by public utilities. Individual lot owners shall not construct or place any obstruction within any public drainage easement which will interfere with the flow of surface water along drainage easements.</p>
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**NOTARY CERTIFICATE**

STATE OF INDIANA )  
 ) ss:  
COUNTY OF VANDERBURGH )

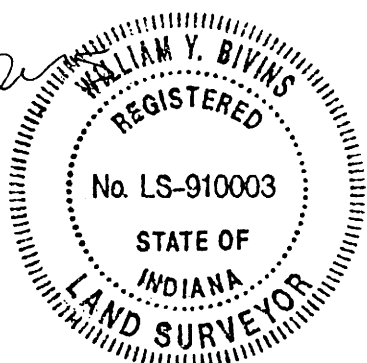
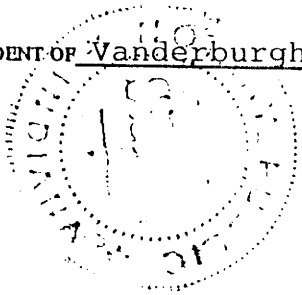
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF December 1997

MY COMMISSION EXPIRES: July 28, 1998

RESIDENT OF Vanderburgh COUNTY

*[Handwritten Signature]*  
NOTARY PUBLIC  
Lori J. Stephens  
PRINTED



**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 GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON \_\_\_\_\_ 199\_\_.



PLAT RELEASE Feb. 25, 1997

PRESIDENT *[Handwritten Signature]*

EXECUTIVE DIRECTOR *[Handwritten Signature]*