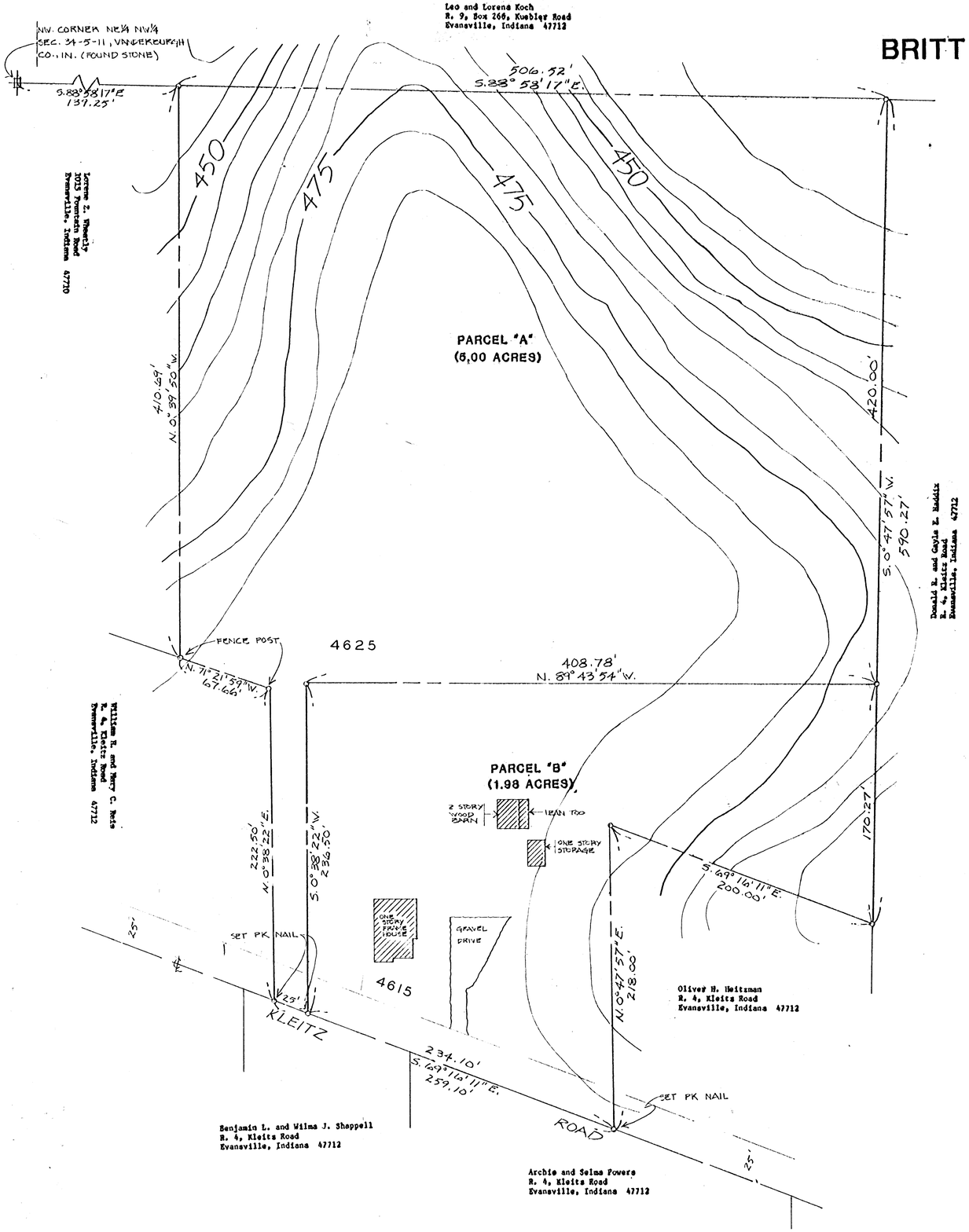
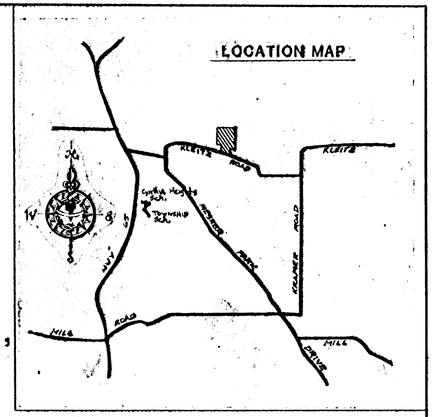
BRITT SUBDIVISION

84-17039



SCALE; 1" = 40'
⊙ - SET ½" IRON PIN
DATE; JULY 10, 1984

LOCATION MAP



Part of the Northeast Quarter of the Northwest Quarter of Section 34, Township 5 South, Range 11 West in Vanderburgh County, Indiana described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence along the North line of said Quarter Quarter Section South 88° 58' 17" East 139.25 feet to the true point of beginning; thence continuing along said North line

1st: South 88° 58' 17" East 506.52 feet; thence

2nd: South 0° 47' 57" West 590.27 feet; thence parallel with the centerline of Kleitz Road

3rd: North 69° 16' 11" West 200.00 feet; thence

4th: South 0° 47' 57" West 218.00 feet to the centerline of Kleitz Road; thence along said centerline

5th: North 69° 16' 11" West 259.10 feet; thence

6th: North 0° 38' 22" East 222.50 feet; thence

7th: North 71° 21' 59" West 67.66 feet; thence

8th: North 0° 39' 50" West 410.69 feet to the true point of beginning, containing 6.98 acres, more or less.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide the said real estate in accordance with the within plat.

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 right of the public utilities.

Albert E. Britt Nellie K. Britt

APPROVAL CERTIFICATE

Approval Certificate of Area Plan Commission of Evansville and Vanderburgh County, Indiana: Under authority provided by Chapter 138-Acts of 1957, as amended, of the General Assembly of the State of Indiana, and an ordinance adopted by the Common Council of the City of Evansville and an ordinance adopted by the Board of County Commissioners, Vanderburgh County, Indiana. The plat was given approval as follows:

Approved by the Area Plan Commission of Evansville and Vanderburgh County, Indiana at a meeting held on August 14, 1984, President [signature]

Secretary Barbara L. Cunningham

Plat Release-County Auditors Certificate Received. Date August 27, 1984

RECEIVED FOR RECORD
at 12:42 P.M.
August 27, 1984
Recorded in 84-M Recorded No.
Page 78
ESTELLA M. MOSS, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
AUG 27 1984 5152
Alice McBride AUDITOR

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 Owners and Subdividers, who acknowledge the execution of foregoing plat with dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and Notarial Seal this 23rd day of August, 1984.

My Commission expires May 13, 1988 Jessica St. Mary Notary Public
A Resident of Warrick County

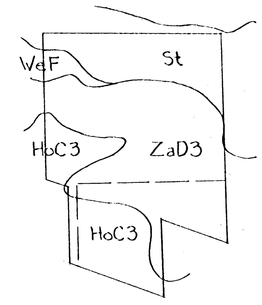
NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a professional land surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on ; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.

SEAL Ralph A. Easley, Jr.
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

RALPH A. EASLEY JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR



SOIL MAP

General Notes

1. Owner/Developer: Albert Britt
2. Utilities: Water, gas and electric are available at the site, German Township water.
3. Erosion Control: All disturbed areas to be mulch seeded; slopes exceeding 10% shall be sodded. Straw bales or erosion blankets to be installed to prevent erosion. All work to be completed within 45 days.
4. Zoning: All surrounding property and Minor Subdivision is zoned Ag.
5. Flood Plain Data: Property is located outside the 100-year flood zone according to FIRM Panel 75 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.
6. Soil Classifications:
   HoC3 - Hosmer silt loam, 6 to 12% slopes
   St - Stendal silt loam
   WeF - Wellston silt loam, 25 to 50% slopes
   ZaD3 - Zanesville silt loam, 12 to 18% slopes

AE ANDY EASLEY ENGINEERING
CIVIL ENGINEERING LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

PLAT OF
BRITT SUBDIVISION
PART OF THE NE1/4 OF THE NW1/4 OF
SEC. 34-5-11, VANDERBURGH CO., IN.

NO	DATE	BY	REVISIONS
6			
5			
4			
3			
2			
1			

APPROVED BY: Ralph A. Easley
DATE AUGUST 17, 1984 SCALE: 1" = 40'
DRAWN BY: JAH JOB NO.: 437
CHECKED BY: RAE SHEET 1 OF 1

M-78