

DRN SUBDIVISION

86-26422
LEGAL DESCRIPTION

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 21, T-5-S, R-11-W, IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SAID QUARTER SECTION; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE SAID QUARTER SECTION 1088.34 FEET; THENCE N 89° 34' E 60.00 FEET TO THE POINT OF BEGINNING; THENCE N 89° 34' E 215.00 FEET THENCE SOUTH AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE SAID QUARTER SECTION 425.00 FEET; THENCE N 89° 17' 15" W 215.01 FEET THENCE S 70° 13' 36" W 143.87 FEET TO THE CENTER OF THE ST. WENDELL ROAD; THENCE N 22° 59' 18" WEST ALONG THE CENTER OF SAID ROAD 50.08 FEET; THENCE N 70° 13' 36" E 164.65 FEET; THENCE NORTH AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE SAID QUARTER SECTION 367.57 FEET TO THE POINT OF BEGINNING.



SOIL SURVEY MAP

EROSION PLAN

SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED, i.e. RYE, RED TOP, AND WHEAT (PRIMARYLY FOR FALL PLANTING) WITHIN 15 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING.

VANDERBURGH AREA PLAN COMMISSION

AUDITOR _____ PRESIDENT _____
 October 20, 1986 _____
 PLAT RELEASE DIRECTOR
 October 20, 1986 _____
 DATE SECRETARY

ACKNOWLEDGE CERTIFICATE

STATE OF INDIANA
 COUNTY OF VANDERBURGH
 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 17th DAY OF Oct. 19 86

M. Irene Masterson
 NOTARY PUBLIC

MY COMMISSION EXPIRES 12-27 19 87

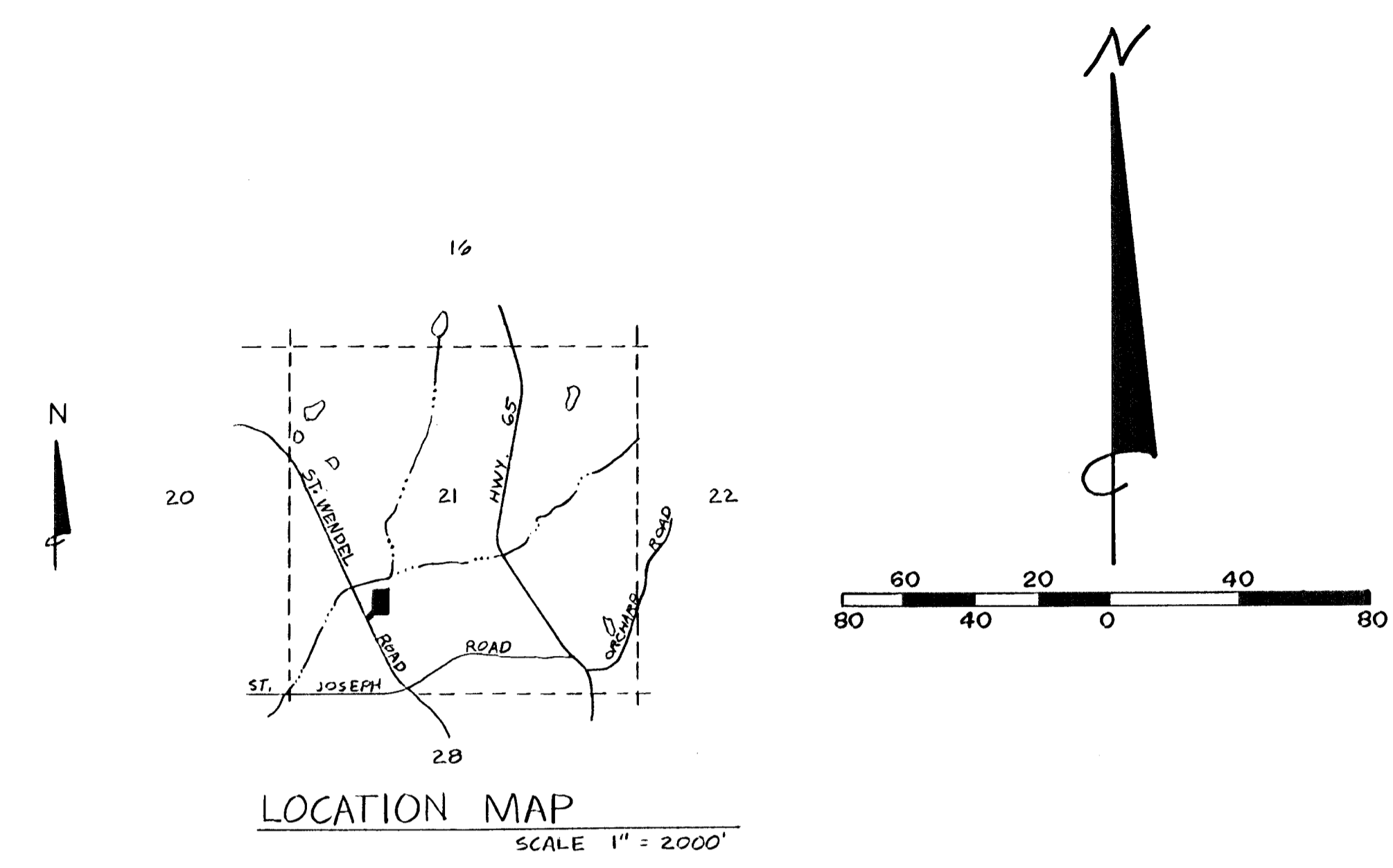
SURVEYORS CERTIFICATE

I, FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON MARCH 26, 1986, THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

Fred J. Kuester
 FRED J. KUESTER, L.S.
 IN. REG. NO. 50137



I, FRED J. KUESTER HEREBY CERTIFY THE BUILDING LOCATION ON LOT 1 OF DRN SUBDIVISION TO BE ABOVE 100 YEAR FLOOD PLAIN.



NOTES:
 - ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
 - ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL.
 - THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.
 - WATER SERVICE TO BE SUPPLIED BY GERMAN TWP. WATER DISTRICT.

DEDICATION CERTIFICATE

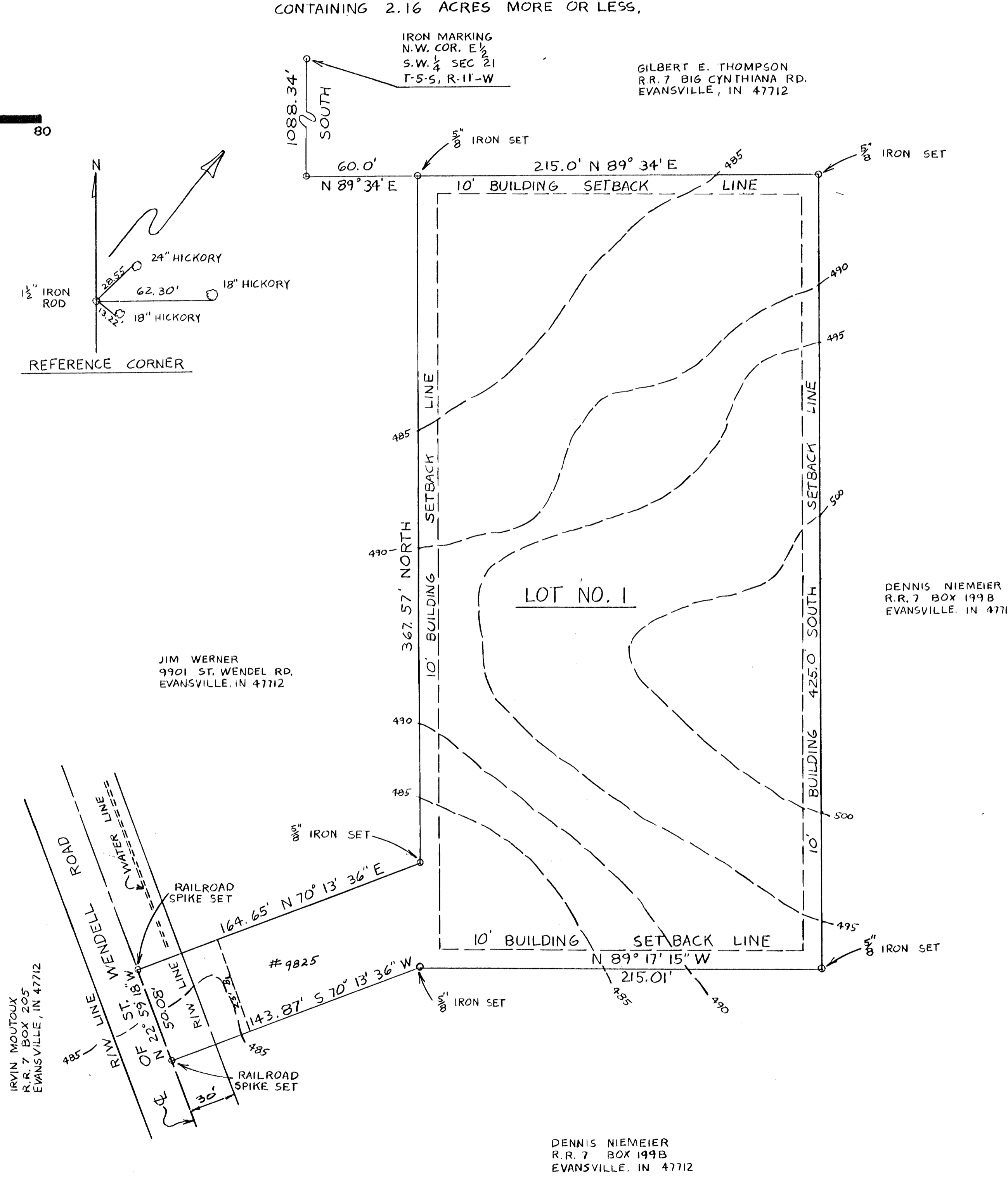
WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS DRN SUBDIVISION FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES ARE RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF THE LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 17th DAY OF Oct. 19 86

Dennis R. Niemeier
 SIGNATURE DENNIS R. NIEMEIER
 _____ SIGNATURE
 _____ SIGNATURE
 _____ SIGNATURE



RECEIVED FOR RECORD
 at 12:31 P.M.
 OCTOBER 20, 1986
 Plat Book N
 Page 55
 BOB STEELE, RECORDER
 VANDERBURGH COUNTY

N-55

FILED FOR TAXATION
 OCT 21 1986 6387
Bob Steele

TOLERANCES (UNLESS NOTED)	REVISIONS			FRED J. KUESTER	
	NO.	DATE	BY	PROFESSIONAL ENGINEER LAND SURVEYOR	
DECIMAL	1			DRAWN BY V. WOLFE	SCALE 1" = 40'
±	2				
FRACTIONAL	3			DATE 3-28-88	DRAWING NO. 21-5-11
±	4				
ANGULAR	5			TRACED	APPD
±	6				