

# ELPERS INDUSTRIAL SUBDIVISION

Description

**NOTICE:**  
THE INDIVIDUAL LOT OWNER(S) IN THIS SUBDIVISION ARE RESPONSIBLE, INCLUDING FINANCIALLY, FOR PLANNING, CONSTRUCTING, MAINTAINING AND REPAIRING ALL PARTS OF THE STORM WATER CONVEYANCE, CONTROL AND DISCHARGE FACILITIES IN CONDITIONS CONSISTENT WITH DRAINAGE PLANS APPROVED BY THE VANDERBURGH COUNTY DRAINAGE BOARD AND COMPLIANT WITH THE 1994 VANDERBURGH COUNTY STORMWATER CONTROL ORDINANCE INCLUDING THE AMENDMENT REQUIRING STORAGE OF POST DEVELOPMENT 100 YEAR STORM VOLUMES DISCHARGED AT PREDEVELOPMENT 10 YEAR STORM RUNOFF RATES. ANY ALTERATIONS OR MODIFICATIONS OF EXISTING STORM FACILITIES REQUIRE PRIOR APPROVAL OF THE COUNTY DRAINAGE BOARD. ALL PRIVATE DRAINS CONNECTING TO THE REGULATED DRAIN ALONG THE NORTH LINE OF THIS SUBDIVISION AND ALL PERMANENT STRUCTURES WITHIN SEVENTY-FIVE (75) FEET OF THE SOUTH TOP OF BANK OF SAID DRAIN REQUIRE APPROVAL OF THE COUNTY DRAINAGE BOARD AND ARE SUBJECT TO OTHER IC-36-9-27 STATUTORY REQUIREMENTS.

## Primary Plat

### A Portion of the Northeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 10 West Scott Township, Vanderburgh County, Indiana

Roy J. Rexing  
Dw. 8, Cd. 118 - 121

Builer Enterprises, Inc.  
07-010-09-012-012  
P.O. Box 23610  
Evansville, In 47639  
Vol. 612, P. 310

RECEIVED FOR RECORD  
of 2:17 P.M.  
APRIL 8 1999  
Plat Book Q-11  
Page 11  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
1999R00011566

That portion of the Northeast Quarter of the Southwest Quarter of Section 20, Township 4 South, Range 10 West of the Second Principal Meridian, Scott Township, Vanderburgh County, Indiana, being described as follows:

Beginning at the southwest corner of said quarter - quarter section monumented by a six (6) inch by nine (9) inch stone; thence along the west line of said quarter - quarter section North 00 degrees 49 minutes 40 seconds East 1291.76 feet to a five-eighths (5/8) inch rebar set flush bearing a plastic survey cap inscribed D.K. Mills, RLS 8800274; thence parallel with and 33.00 feet south of the north line of said quarter - quarter section South 89 degrees 45 minutes 14 seconds East 508.00 feet to the northwest corner of the Highway 41 North Subd. (Plat MS - 29) monumented by a five-eighths (5/8) inch rebar set flush bearing said survey cap; thence along the west line of said Highway 41 North Subd. South 00 degrees 40 minutes 16 seconds West, passing a five-eighths (5/8) inch rebar found flush bearing a plastic survey cap inscribed D. K. Leek IN S0480 at 844.37 feet also passing a five-eighths (5/8) inch rebar found buried one (1) inch bearing a plastic survey cap inscribed Morley & Assoc. ID 0023 at 1064.37 feet, 1289.16 feet in all to the southwest corner of lot 3 of the Elpers Commercial Subdivision said corner also being on the south line of said quarter - quarter section monumented by a five-eighths (5/8) inch rebar found flush bearing said survey cap; thence along the south line of said quarter-quarter section South 89 degrees 57 minutes 28 seconds West 511.56 feet to the point of beginning and containing 15.101 acres, more or less.

Subject to all legal easements, agreements, leases, restrictions and rights of way.

Source of Title: Being a portion of the land conveyed to Sylvester J. Elpers, Patricia A. Elpers, James R. Elpers and Rita M. Elpers by virtue of a warranty deed dated November 22, 1977 and recorded in Deed Book Vol. 657, Page 89 in the office of the Recorder of Vanderburgh County, Indiana.

## Legend

- Stone
- Rebar or Iron Pin Found as Noted
- Pin Set as Noted

Center Line and Section Lines  
Right-of-Way  
20' Drainage & Public Utility Easement (D. & P.U.E.)  
Property Line

F.W.B. Flood Way Boundary  
100 Year Flood Zone Line

- (m) Measured
- (r) Recorded
- (c) Calculated
- (s) Set

## Owner's Certificate

We, the undersigned are the owners of the real estate shown and described herein, do hereby certify that We 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 Elpers Industrial Subdivision, a subdivision to Vanderburgh County, Indiana. All streets shown and not heretofore dedicated, are hereby dedicated to the public. Front yard building setback lines (B.S.L.) 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 building or structure. There are strips of ground shown on this plat and marked Drainage and Public Utility Easement (D & P.U.E.) reserved for the use of public utilities for the installation of water, gas and sewer mains, poles, ducts, lines and wires and storm water drainage, subject at all times to the proper authorities and to the easement herein reserved. No buildings or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities. These easements are dedicated to the public for the exclusive purpose so stated, and any and all claims for damages to person or property which may arise by reason of such dedication, and the acceptance of this plat, are hereby expressly waived. An owner of a tract subject to a utility easement may relocate such easement only if no utilities are located thereon at time of relocation and if proper written dedication of easement is delivered to and accepted by the proper agency having jurisdiction with respect to such type of utility or easement use. Lot owners shall be responsible for mowing, trimming, and cleaning of all Public Utility and Drainage Easements, swales or ditches reserved for storm water drainage which is located on their property. This maintenance shall conform to the "as built" plans on file with Vanderburgh County, Indiana.

WITNESS my hand and seal this 15 day of Jan., 1999

*Sylvester J. Elpers*  
Sylvester J. Elpers  
*Patricia A. Elpers*  
Patricia A. Elpers  
*James R. Elpers*  
James R. Elpers  
*Rita M. Elpers*  
Rita M. Elpers

Mailing Address  
Sylvester J. Elpers, Etal  
20105 Hwy. 41 North  
Haubstadt, In 47639

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

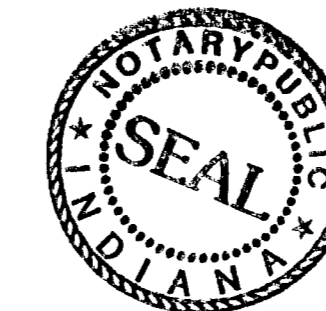
Before me, the undersigned, A notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions shown thereon, express to be their voluntary act and deed for the uses and purposes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

Witness my hand and seal this 15th day of January, 1999

My Commission Expires: 10/1/2001

Notary Resides in: Warrick County

State of Indiana



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 October 7, 1998

*David H. Bona, Jr.*  
David H. Bona, Jr.  
President

*Barbara R. Cunningham*  
Barbara R. Cunningham  
Attest Executive Director

Secondary plat complies with the Ordinance and is released for Recording.

*Barbara R. Cunningham*  
Barbara R. Cunningham  
Executive Director

PLAT RELEASE DATE: A-8-99

Q-11

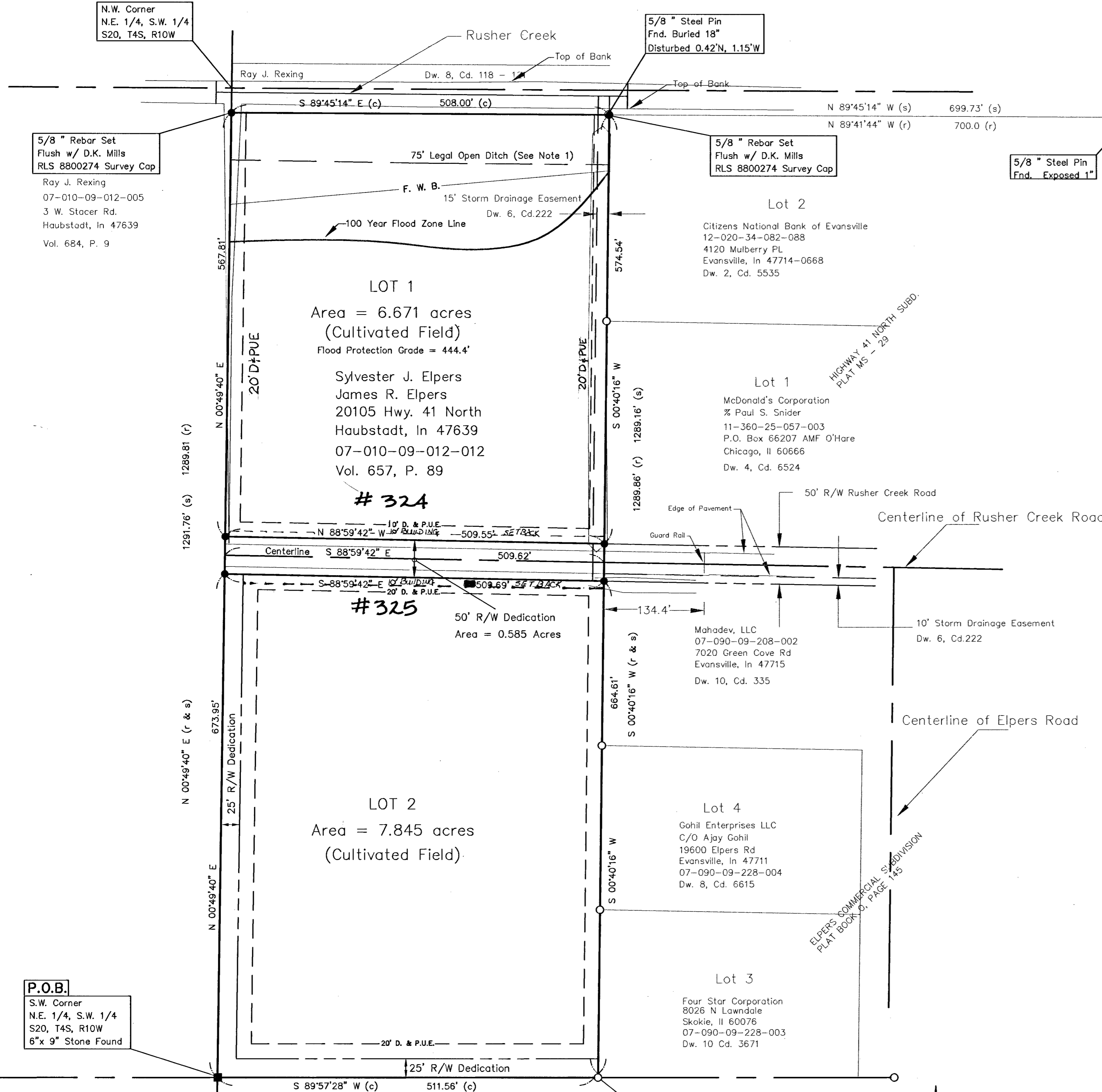
## Surveyor's Certification

I hereby certify that this plat has been compiled from a boundary survey actually made upon the ground on August 11, 1998; that it is correct to the best of my knowledge and complies with the requirements of Title 865, Rule 12 of the Indiana Administrative Code.

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

*Jan 14, 1999*  
Date

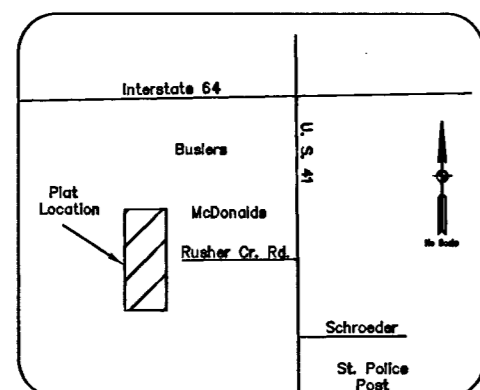
APC# 29-5-98



P.O.B.  
S.W. Corner  
N.E. 1/4, S.W. 1/4  
S20, T4S, R10W  
6"x 9" Stone Found

Roy J. Rexing  
Vol. 684, P. 9

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The bearing system of this survey is based on the West boundary of the Elpers Commercial Subdivision being North 00 degrees 40 minutes 16 seconds East as determined from the recorded bearing on Plat Q, page 145 in the office of the Recorder of Vanderburgh County, Indiana

