

HALF PINT HAVEN

RECEIVED FOR RECORD
DATE 4-8-03 1:08 P.M.
PLAT BOOK R-52
PAGE 52
INSTA # 2003R00015416
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 08 2003

Sub-Audit
AUDITOR
2306

Boundary Description

(Reference: Deed Drawer 12, Card 6362)

Part of the Southwest Quarter of Section Thirty-one (31), Township Five (5) South, Range Ten (10) West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point in the center of Krazville Road and at the east corner of a tract of land conveyed to A. Howard and Marion J. Deutch in Deed Book 654, page 520 in the office of the Recorder of Vanderburgh County, Indiana, said point being located North 47 degrees 38 minutes 22 seconds East 1228.22 feet from the Southwest Corner of the Southwest Quarter of said Section; thence along the northeast line of said Deutch tract, North 53 degrees 24 minutes 22 seconds West 265.22 feet to a point on the southeast line of a tract of land conveyed to Chad A. Ritzert in Deed Drawer 13, card 1918 in the office of said Recorder; thence along the southeast line of said Ritzert tract, North 36 degrees 58 minutes 00 seconds East 203.95 feet to point in the center of Laubscher Road; thence along the center of said road, South 40 degrees 06 minutes 31 seconds East 272.11 feet; thence South 36 degrees 58 minutes 00 seconds West 141.38 feet to the point of beginning and containing a gross area of 1.051 Acres (45,790 Square Feet)

Also, rights to an ingress and egress easement on a strip of land Twelve (12) feet in width adjoining the above described real estate on the northwest. This easement is to be used for a driveway for ingress and egress to the above-described property from Laubscher Road. Reference: Deed Drawer 12, card 6362 in the office of the Recorder of Vanderburgh County, Indiana.

Subject a 25-foot right-of-way for Laubscher Road off the northeast side.

Also, subject a 25-foot right-of-way for Krazville Road off the southeast side.

Also, subject to all other easements and rights-of-ways of record.

Surveyor's Certificate

I, Scott D. Buedel, do 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 locations as noted.

Witness my hand and seal this 19th day of MARCH, 2003.



Scott D. Buedel
Scott D. Buedel, PLS
Indiana Registration No. 00031
Morley and Associates, Inc.
600 SE Sixth Street
Evansville, IN 47713

R-52

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as **Half Pint Haven**.

All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Owners:

Randall J. Miller *Diana J. Miller*
Randall J. Miller Diana J. Miller
1000 Laubscher Road 1000 Laubscher Road
Evansville, IN 47710 Evansville, IN 47710

Notary Certificate

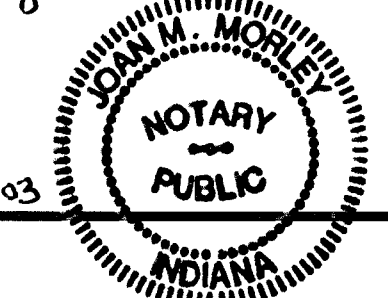
STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, (Randall J. and Diana J. Miller) who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

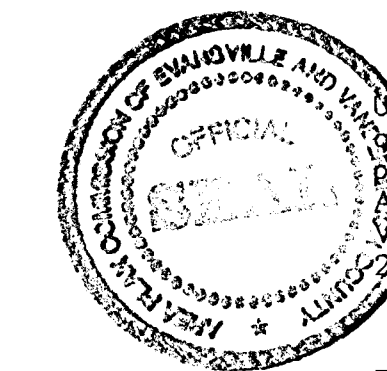
Witness my hand and seal this 28th day of March, 2003.

My Commission Expires: 5-3-2009
Joan M. Morley
Notary Public

Notary Resides in: Vanderburgh County, Indiana
Joan M. Morley
(typed or printed name)

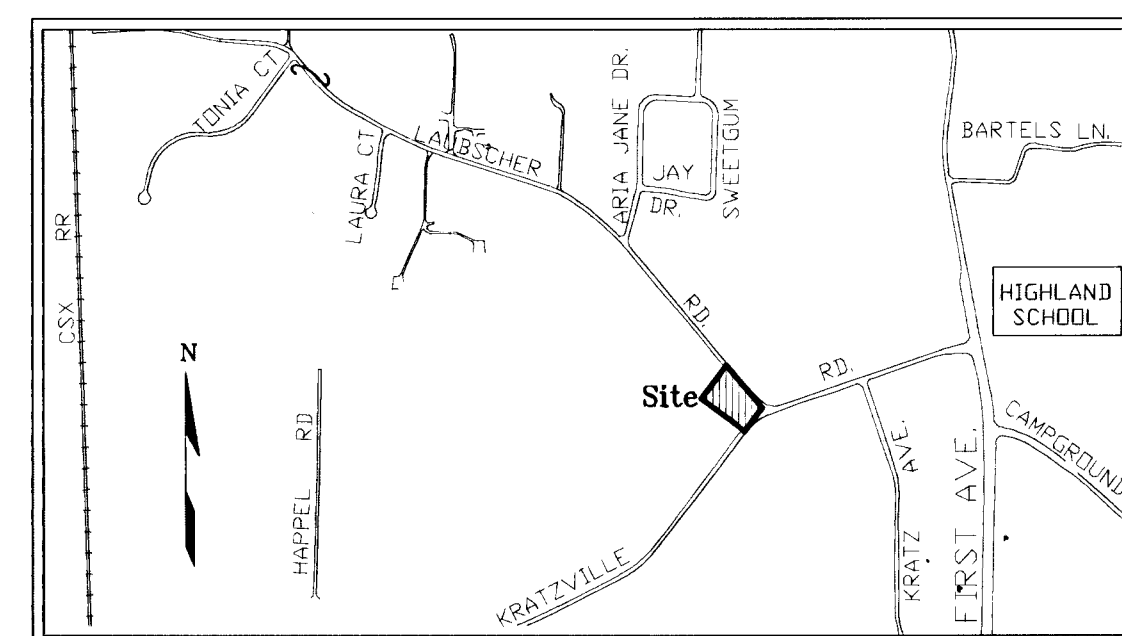


Area Plan Commission Certificate

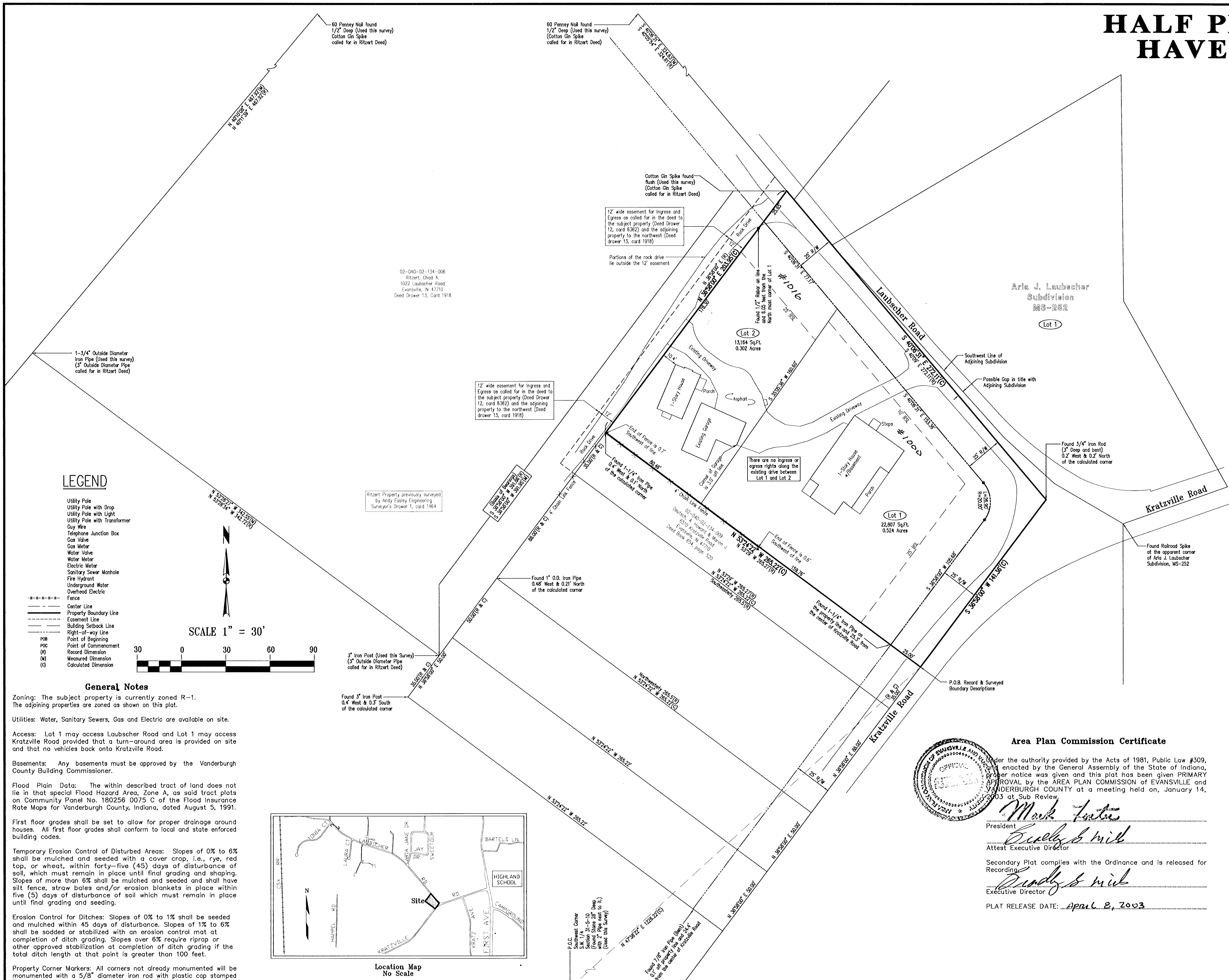


Under the authority provided by the Acts of 1981, Public Law #309, enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, January 14, 2003 at Sub Review.

Mark Fortner
President
Bradley Smith
Attest Executive Director
Secondary Plat complies with the Ordinance and is released for Recording.
Bradley Smith
Executive Director
PLAT RELEASE DATE: APRIL 2, 2003

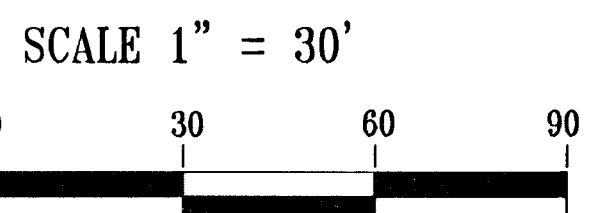


Location Map
No Scale



LEGEND

- Utility Pole
- Utility Pole with Drop
- Utility Pole with Light
- Utility Pole with Transformer
- Guy Wire
- Telephone Junction Box
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Electric Meter
- Sanitary Sewer Manhole
- Fire Hydrant
- Underground Water
- Overhead Electric
- Fence
- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right-of-way Line
- P.O.B.
- P.O.C.
- (M)
- (W)
- (C)



General Notes

Zoning: The subject property is currently zoned R-1. The adjoining properties are zoned as shown on this plat.

Utilities: Water, Sanitary Sewers, Gas and Electric are available on site.

Access: Lot 1 may access Laubscher Road and Lot 1 may access Krazville Road provided that a turn-around area is provided on site and that no vehicles back onto Krazville Road.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: The within described tract of land does not lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

P.O.C. Southwest Corner Section 31-5-10 (Found Stone 20\"/>

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