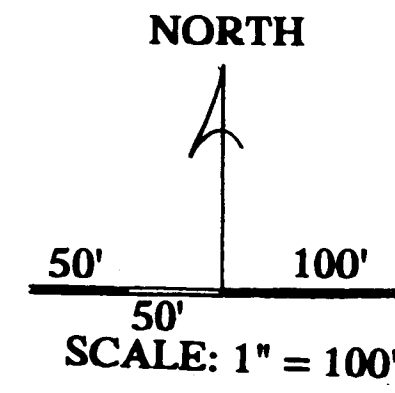


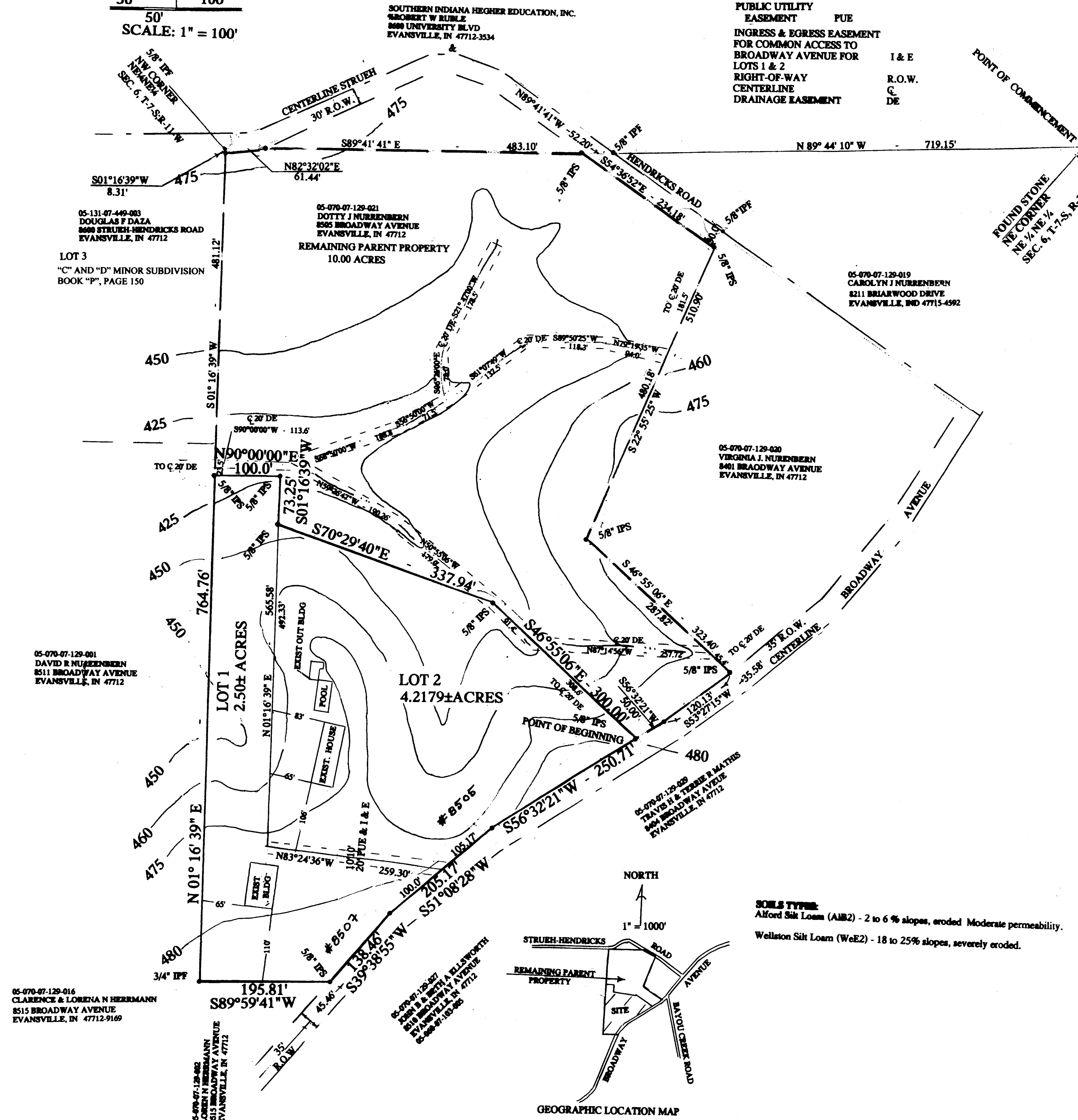
# NURRENBERN MINOR SUBDIVISION

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 11 WEST, PERRY CIVIL TOWNSHIP, VANDERBURGH COUNTY, INDIANA.



**LEGEND**

IRON PIN FOUND	IPF	•
IRON PIN SET	IPS	•
PUBLIC UTILITY EASEMENT	PUE	- - -
INGRESS & EGRESS EASEMENT FOR COMMON ACCESS TO BROADWAY AVENUE FOR LOTS 1 & 2	I & E	- - -
RIGHT-OF-WAY	R.O.W.	- - -
CENTERLINE	C	- - -
DRAINAGE EASEMENT	DE	- - -



## BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 11 WEST, PERRY CIVIL TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89° 44' 10" WEST - 719.15 FEET TO A 5/8" IRON PIN FOUND IN THE CENTER OF THE STRUEH-HENDRICKS ROAD THENCE NORTH 89° 41' 41" WEST - 52.20 TO A 5/8" IRON PIN SET ON THE WESTERN RIGHT-OF-WAY OF SAID ROAD; THENCE SOUTH 54° 36' 52" EAST, ALONG SAID RIGHT-OF-WAY, 234.18 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 22° 55' 25" WEST - 480.18 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 46° 55' 06" EAST - 287.82 FEET TO A 5/8" IRON PIN SET ON THE NORTHERN RIGHT-OF-WAY OF BROADWAY AVENUE; THENCE SOUTH 53° 27' 15" WEST, ALONG SAID RIGHT-OF-WAY, 120.13 FEET; THENCE SOUTH 56° 32' 21" WEST, ALONG SAID RIGHT-OF-WAY, 50.0 FEET TO A 5/8" IRON PIN SET AT THE POINT OF BEGINNING; THENCE SOUTH 56° 32' 21" WEST, ALONG SAID RIGHT-OF-WAY, 250.71 FEET; THENCE SOUTH 51° 08' 28" WEST, ALONG SAID RIGHT-OF-WAY, 205.17 FEET; THENCE SOUTH 39° 38' 55" WEST, ALONG SAID RIGHT-OF-WAY, 138.46 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 89° 58' 41" WEST - 195.81 FEET TO A 3/4" PIPE FOUND ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 01° 16' 39" EAST, ALONG SAID LINE, 764.76 FEET TO A 5/8" IRON PIN, SET; THENCE NORTH 90° 00' 00" EAST - 100.0 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 01° 16' 39" WEST - 73.25 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 70° 29' 40" EAST - 337.94 FEET TO A 5/8" IRON PIN, SET; THENCE SOUTH 44° 55' 06" EAST - 300.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.7179 ACRES, MORE OR LESS.

## OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS NURRENBERN MINOR SUBDIVISION.

STRIPS OF GROUND, OF THE WIDTH AS SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT", ARE HEREBY DEDICATED 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 ERRECTED WITHIN SAID STRIP 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 OF SAID UTILITY.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND OR SUBSURFACE WATER. PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH UTILITY FACILITIES; AND PROVIDE THAT SUCH FACILITIES ARE NOT PLACED IN SUCH A 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 OWNER SHALL MAINTAIN ALL EASEMENTS ON THEIR LOTS. LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN ANY "RETENTION BASIN EASEMENT" OR "DRAINAGE EASEMENT" WHICH SHALL INTERFERE WITH THE FLOW OF WATER ALONG SAID EASEMENT. IN ADDITION, INDIVIDUAL LOT OWNERS SHALL KEEP ALL "RETENTION BASIN EASEMENTS" OR "DRAINAGE EASEMENTS" CLEAR OF ANY IMPEDIMENTS WHICH MAY HAPPEN TO FALL OR ENTER THEREIN.

OWNER: DOTTY J. NURRENBERN  
ADDRESS: 8505 BROADWAY AVENUE  
EVANSVILLE, IN 47712

## EROSION CONTROL:

SLOPES 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 SHARPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND SHALL HAVE SILT FENCE, STRAW BALS AND/OR EROSION BLANKETS IN PLACE WITHIN FIVE (5) DAYS OF DISTURBANCE OF SOIL WHICH MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

## FLOOD PLAIN DATA:

THIS SUBDIVISION DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE AS PLATTED BY SCALE ON THE FLOOD INSURANCE RATE MAP FOR VANDERBURGH COUNTY, INDIANA, COMMUNITY PANEL NUMBER 180256 0100B DATED MARCH 19, 1982.

## UTILITIES:

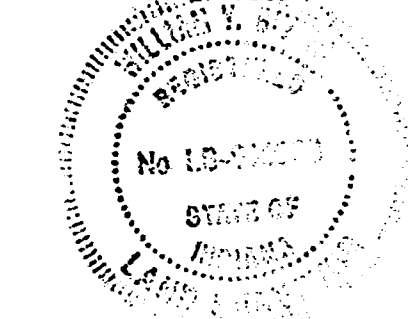
WATER, ELECTRIC, TELEPHONE AND CABLE ARE AVAILABLE AT THE SITE.

THESE SITES WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS.

CORNER MARKERS: AS NOTED ON THE PLAT.

I, WILLIAM Y. BIVINS, 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 JUNE 24, 2004; THAT ALL MOUNDMENTS SHOWN THEREON ACTUALLY EXIST AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WILLIAM Y. BIVINS, LS-PE  
IN. REG. NO. LS 91-0003



RECEIVED BY THE  
VANDERBURGH COUNTY  
SURVEYOR'S OFFICE

6/29/04 11:10am  
PBY

DAILY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUN 30 2004

Sik-Hutty  
AUDITOR  
# 4512

RECEIVED FOR RECORD P  
DATE: 06-30-04 4:02 PM  
PLAT BOOK: R-113  
PAGE: 113  
NOTE: 2004 R00023047  
COUNTY CLERK  
VANDERBURGH COUNTY

## NOTARY CERTIFICATE

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS

Before me, the undersigned, Notary Public in and for said County and State, personally appeared the within named DOTTY J. NURRENBERN and each separately and severally acknowledged the execution of the foregoing instrument to be their voluntary act and deed for the purpose therein expressed.

WITNESS, my hand and Notarial Seal this 24<sup>th</sup> day of June, 2004.

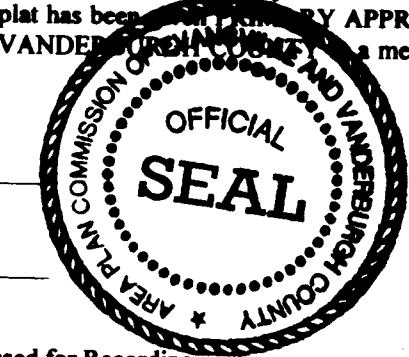
My County of Residence is  
Vanderburgh, State of Indiana  
My Commission Expires July 17, 2006

Lori J. Harris  
Signature Notary  
Lori J. Harris  
Printed Name of Notary

## AREA PLAN COMMISSION CERTIFICATE

Under Authority Provided by the acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, proper notice was given and this plat has been APPROVED by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY meeting held on JUNE 8, 2004 AT 5:00 PM (160).

President: Mark Foster  
Attest Executive Director: Blaine Oliver



R-113

Secondary Plat complies with the Ordinance and is released for Recording

Executive Director: Blaine Oliver

PLATE RELEASE DATE: JUNE 24, 2004

## SOILS TYPE:

Arlford Silt Loam (AMB) - 2 to 6% slopes, eroded. Moderate permeability.  
Wellston Silt Loam (WeE2) - 18 to 25% slopes, severely eroded.