

OAK WOOD SUBDIVISION

0-161

FILED FOR RECORD SUBJECT TO FINAL APPROVAL AND TRANSFER

JUN - 3 1994

San Douglas
AUDITOR 3193

LEGAL DESCRIPTION

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 05 SOUTH, RANGE 10 WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHWEST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 89° 08' 13" EAST (1307.85) FEET TO A STONE MARKING THE CENTER OF SAID SECTION 09; THENCE SOUTH 00° 04' 00" WEST (1241.48) FEET TO AN IRON; THENCE WEST (336.80) FEET TO AN IRON; THENCE NORTH 72° 18' 00" WEST (225.00) FEET TO AN IRON; THENCE SOUTH 55° 39' 34" WEST (376.54) FEET TO AN IRON; THENCE SOUTH (336.24) FEET TO A RAILROAD SPIKE IN THE CENTER LINE OF BOONVILLE - NEW HARMONY ROAD; THENCE NORTH 88° 48' 00" WEST ALONG SAID ROAD (50.01) FEET TO A RAILROAD SPIKE; THENCE NORTH (400.00) FEET TO AN IRON; THENCE NORTH 00° 08' 49" WEST (167.21) FEET TO AN IRON; THENCE WEST (390.77) FEET TO AN IRON; THENCE NORTH 00° 08' 49" WEST (1173.18) FEET TO A STONE AT THE POINT OF BEGINNING.

CONTAINING 37.36 ACRES MORE OR LESS.

OWNER/DEVELOPER

STAN AND DIANE DROSTE
101 N. ST. PHILIPS ROAD
EVANSVILLE, IN. 47712
RONALD AND SHANNON DUNCAN
7306 WASHINGTON AVE.
EVANSVILLE, IN. 47715
RUSSELL AND LYNDA GAUGER
4429 TREMONT ROAD
EVANSVILLE, IN. 47710

OWNERS 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 SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERCTED 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, POLE, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENTS HEREBY RESERVED NO STRUCTURES ARE TO BE ERCTED OR MAINTAINED UPON SAID STRIPS OF LAND BUT OWNERS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEAL THIS 4th DAY OF MAY 1994

Russell Gauger
RUSSELL GAUGER

Lynda Gauger
LYNDA GAUGER

Ronald Duncan
RONALD DUNCAN

Shannon Duncan
SHANNON DUNCAN

Stan Droste
STAN DROSTE

Diane Droste
DIANE DROSTE

NOTARY 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 AND SEVERALLY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

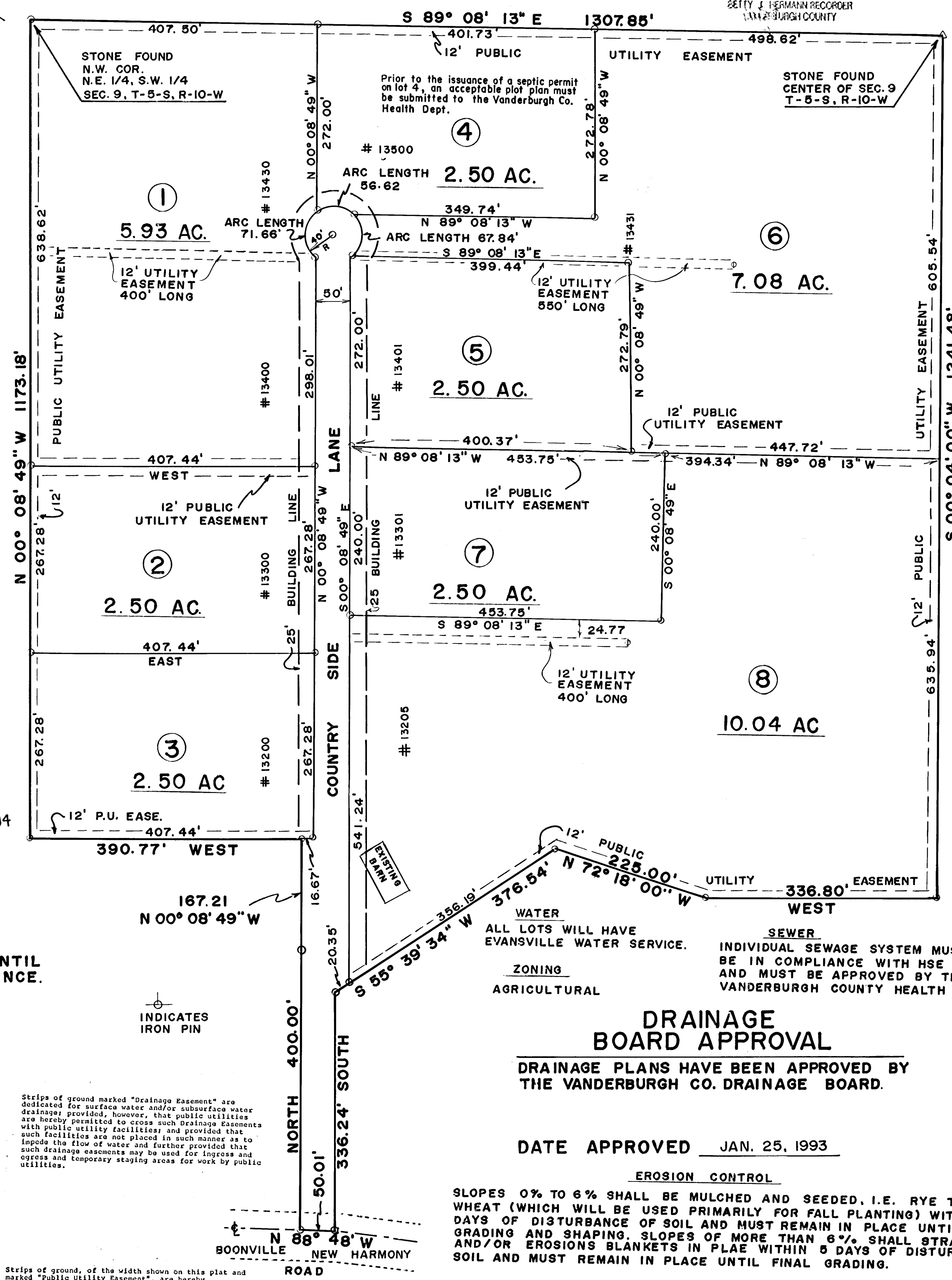
WITNESS MY HAND AND NOTARIAL SEAL THIS 4th DAY OF May 1994

Ann J. Pappas
NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES April 14 1997

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BETTY J. BERMAN RECORDER
VANDERBURGH COUNTY



DRAINAGE BOARD APPROVAL

DRAINAGE PLANS HAVE BEEN APPROVED BY THE VANDERBURGH CO. DRAINAGE BOARD.

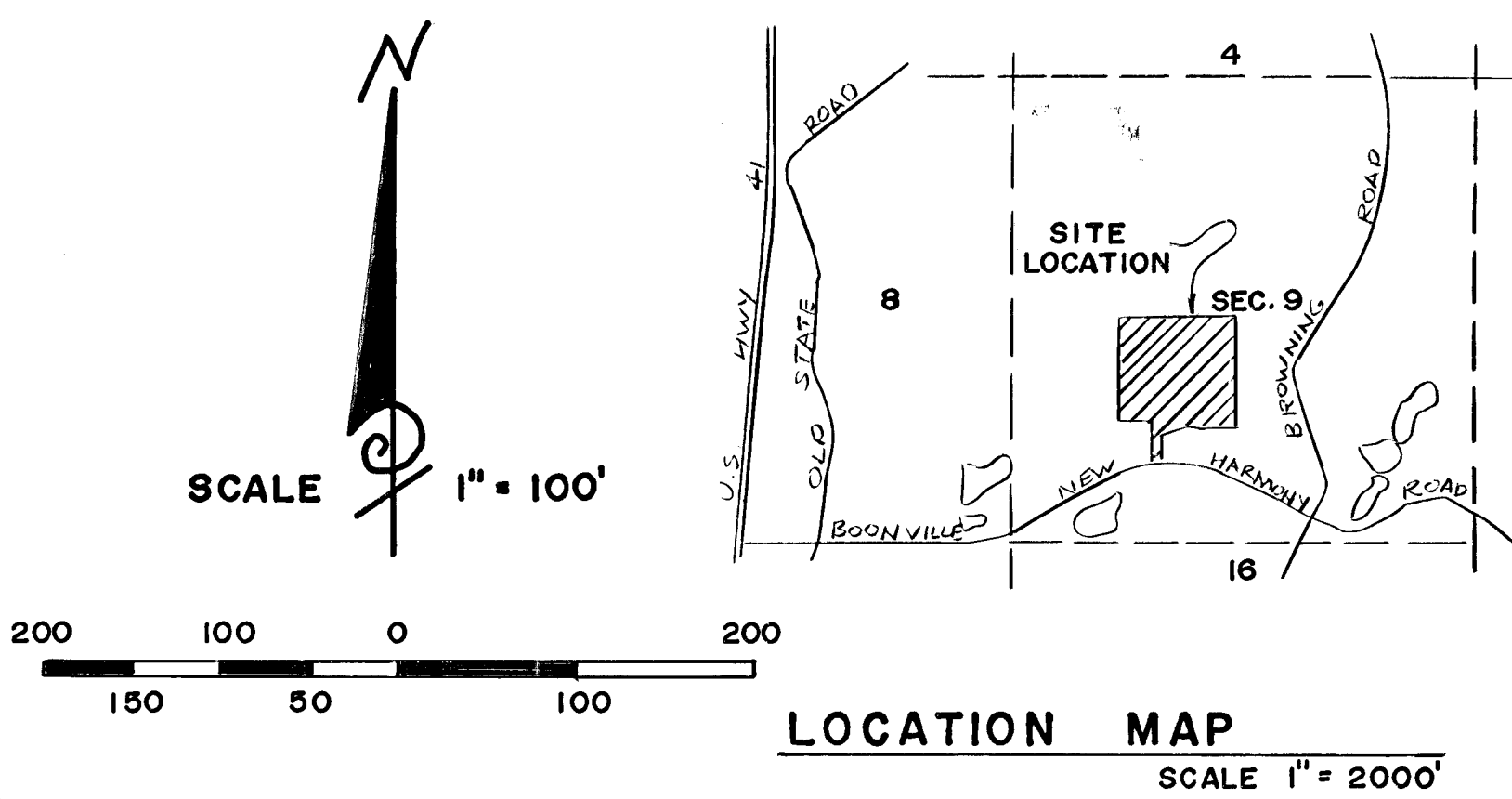
DATE APPROVED JAN. 25, 1993

EROSION CONTROL

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE TOP AND WHEAT (WHICH WILL BE USED PRIMARILY FOR FALL PLANTING) WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL STRAW BALES AND/OR EROSION'S BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING.

FLOOD NOTE

ALL PROPERTY IS LOCATED OUTSIDE THE 100 YEAR FLOOD ZONE ACCORDING TO FIRM 25 OF 100 DATED MARCH 19, 1982 FOR VANDERBURGH COUNTY, INDIANA. MINIMUM FINISHED FLOOR TO BE 2 FEET ABOVE THE 100 YEAR FLOOD ELEVATION AS DETERMINED BY VANDERBURGH COUNTY BUILDING COMMISSIONERS.



CERTIFICATE OF AREA PLAN COMMISSION APPROVAL

UNDER THE AUTHORITY PROVIDED BY CHAPTER 138, ACTS OF 1957, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO AND AFTER PROPER PUBLIC NOTICE OF THE HEARING WAS PUBLISHED THIS PLAT WAS GIVEN APPROVAL BY A MAJORITY OF THE MEMBERS OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION AT A MEETING HELD MARCH 3 1993

VANDERBURGH AREA PLAN COMMISSION
April H. Bower, Jr.
PRESIDING OFFICER
Barbara P. Cunningham
EXECUTIVE DIRECTOR
JUNE 3, 1994
JUNE 3, 1994

CERTIFICATE OF AREA PLAN COMMISSION EXECUTIVE DIRECTOR TO COUNTY RECORDER

I, THE EXECUTIVE DIRECTOR OF THE VANDERBURGH COUNTY AREA PLAN COMMISSION, HEREBY CERTIFY TO THE VANDERBURGH COUNTY RECORDER THAT THE ABOVE PLAT COMPLIES WITH THE PROVISIONS OF SUBDIVISION ORDINANCE 151.25.
Barbara P. Cunningham
EXECUTIVE DIRECTOR
JUNE 3, 1994

COUNTY COMMISSIONERS APPROVAL

ROAD CONSTRUCTION PLANS CONFORM TO CURRENT VANDERBURGH CO. STANDARDS.
COUNTRY SIDE LANE SHALL BE PRIVATELY MAINTAINED UNTIL THE COUNTY ACCEPTS THE ROAD FOR COUNTY MAINTENANCE.
CONSTRUCTION PLANS APPROVED FEB. 8, 1993
NOTE: SIDEWALKS WERE WAIVED AT THIS MEETING.

SURVEYORS CERTIFICATE

I, FRED J. KUESTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY BY ME ON MARCH 4, 1993. THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.

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

Strips of ground marked "Drainage Easement" are dedicated for surface water and/or subsurface water drainage provided, however, that public utilities are hereby permitted to cross such Drainage Easements with public utility facilities and provided that such facilities are not placed in such 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.

Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated to public utilities 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 located within said strips 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 by said utility.

