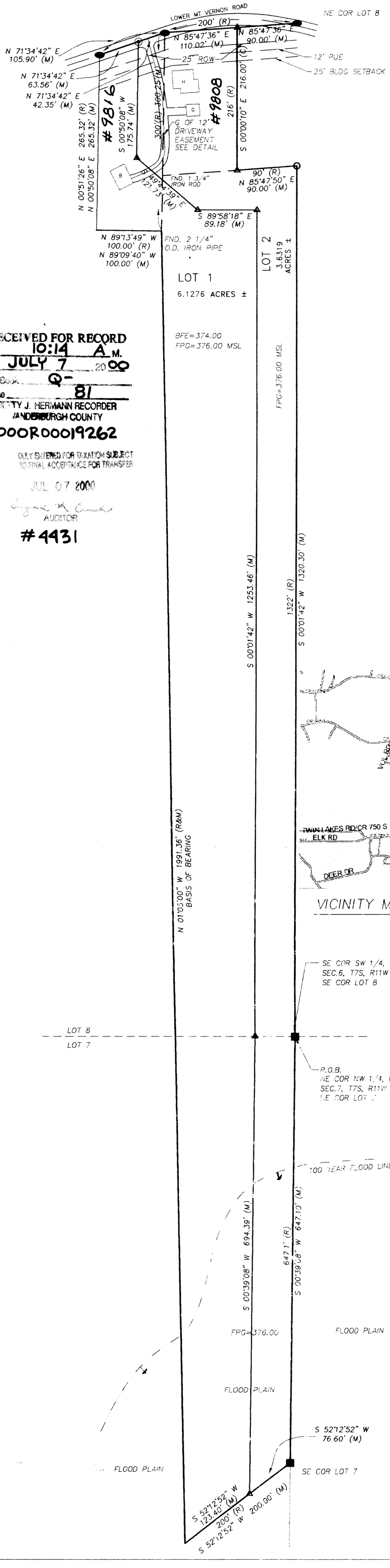
SECONDARY PLAT OF ROTH ACRES

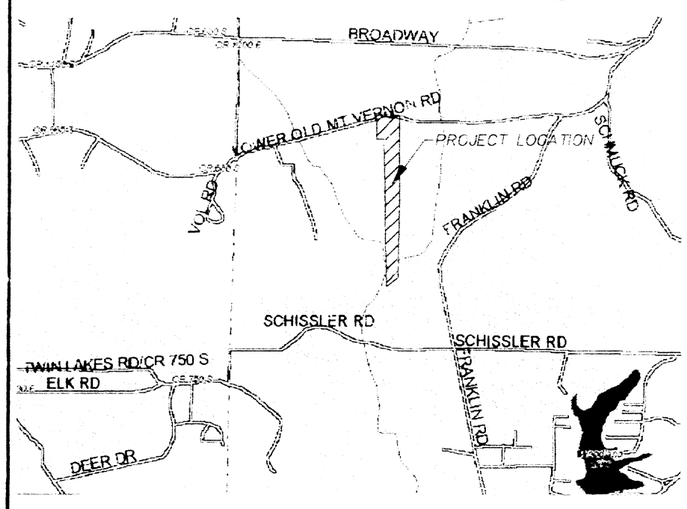


SCALE: 1"=100'

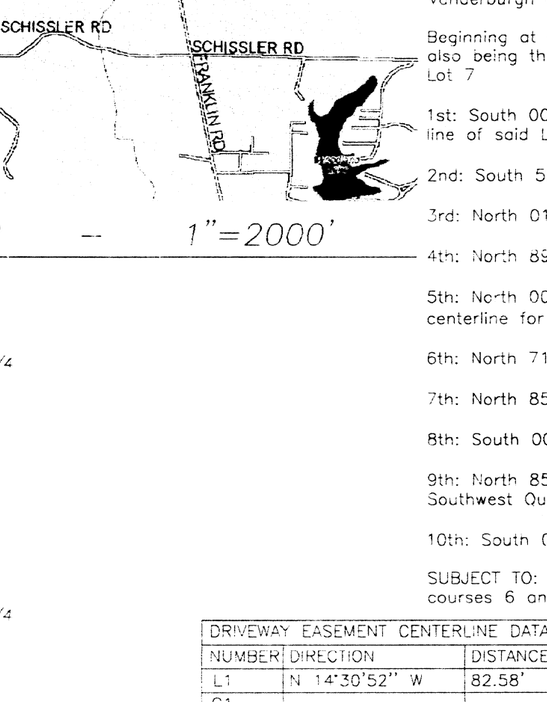
0' 50' 100' 200'

LEGEND:

- △ *SET 5/8" IRON ROD LS#0006*
- ◉ *SET COTTON GIN SPIKE*
- ⬬ *FND. RAILROAD SPIKE*
- *FND. 5" O.D. IRON PIPE UNLESS NOTED OTHERWISE*
- ■ *FND. STONE*
- O *FND. 1" O.D. IRON PIPE*
- *(M) MEASURED*
- *(R) RECORDED*
- *(C) CALCULATED*



VICINITY MAP -- 1"=2000'



DRIVE WAY EASEMENT

DRIVEWAY EASEMENT CENTERLINE DATA – 12' WIDTH								
NUMBER	DIRECTION	DISTANCE	lc	CD	T '	R '	L '	LC '
L1	N 14°30'52" W	82.58'						
C1			11°59'10"	N 08°31'17" W	5.25	50.00	10.46	10.44
L2	N 02°31'42" W	75.84'						
C2			69°30'40"	N 32°13'38" E	24.29	35.00	42.46	39.91
L3	N 66°58'58" E	31.63'						

THE GENERAL NOTES:

1. OWNER/DEVELOPER: KENNETH ROTH; 9808 OLD MT. VERNON RD; EVANSVILLE, IN 47712; (812)-985-0038

2. UTILITIES:CITY OF EVANSVILLE WATER IS AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE. SEWER BY PRIVATE SEPTIC SYSTEMS

3. FLOOD PLAIN DATA: A PORTION OF THE PROPERTY IS LOCATED IN ZONE A (EXPLANATION: AREAS OF MINIMAL FLOODING ACCORDING TO COMMUNITY PANEL 180256 0100 B FOR VANDERBURGH COUNTY, INDIANA DATED MARCH 19, 1982). BFE=374.00, FPG=376.00

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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 REAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

5. ZONED: AG

6. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

SURVEYOR'S CERTIFICATE:

I, RALPH A. EASLEY, JR., HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ON JUNE 28, 2000, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST: AND THAT THIER LOCATION, SIZE, TYPE, AND MATERIAL ARE ACCURATELY SHOWN.

SEAL
RALPH A. EASLEY, JR.
INDIANA REG. NO. S0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS
ROTH ACRES

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 EASEMENT BY SAID UTILITY.

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.
INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

Kenneth R Roth Barbara L. Roth

OWNERS: KENNETH R. & BARBARA L. ROTH; 9808 OLD MT. VERNON RD; EVANSVILLE, IN 47712; (812)985-0038

NOTARY CERTIFICATE:

STATE OF INDIANA)
SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 29th DAY OF June, 2000.

MY COMMISSION EXPIRES: 11/22/2006

RESIDENT OF VANDERBURGH COUNTY Patricia E Keith Patricia E. Keith

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

APC CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 ON May 9, 2000.

PLAT RELEASE July 6, 2000

PRESIDENT Mark Foster

EXECUTIVE DIRECTOR Barbara L. Cunningham

LAND DESCRIPTION

Part of Southwest Quarter of the Southwest Quarter of Section 6 and part of the Northwest Quarter of the Northwest Quarter of Section 7, Township 7 South Range 11 West in Perry Township of Vanderburg County, being part of Lots 7 and 8 in the Subdivision of said Sections 6 and 7 as per plat recorded in Superior Court Order Book 5, page 190 in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a stone at the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 7, also being the Northeast corner of said Lot 7; thence along the East line of said Quarter, Quarter Section and said Lot 7

1st: South 00°39'08" West 647.10 feet to a stone at the Southeast corner of said Lot 7; thence along the Southeast line of said Lot 7

2nd: South 52°12'52" West 200.00 feet to a 5" O.D. iron pipe; thence

3rd: North 01°05'00" West 1991.36 feet to a 2 1/4" O.D. iron pipe; thence

4th: North 89°09'40" West 100.00 feet to a 5" O.D. iron pipe; thence

5th: North 00°50'08" East 265.32 feet to a railroad spike in the centerline of Old Mt. Vernon Road; thence along said centerline for the following 2 (two) courses

6th: North 71°34'42" East 105.90 feet to a railroad spike; thence

7th: North 85°47'36" East 110.02 feet to a 5/8" iron rod with LS cap S0006; thence

8th: South 00°00'10" East 216.00 feet to a 5/8" iron rod with LS cap S0006; thence

9th: North 85°47'50" East 90.00 feet to a 1" O.D. iron pipe in the East line of the Southwest Quarter of the Southwest Quarter of said Section 6, also being the East line of said Lot 8, thence along said East line

10th: South 00°01'42" West 1320.30 feet to the point of beginning, containing 9.760 acres more or less.

SUBJECT TO: The right-of-way for Old Mt. Vernon Road, 25 feet in width and lying Southerly of and coincident with courses 6 and 7 of the above described property.

RECEIVED FOR RECORD
at 10:14 A M.
JULY 7 2000
Plat Book Q-
Page 81
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
2000R00019262

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 07 2000
AUDITOR
#4931

Q-81

MINOR SUBDIVISION
KENNETH ROTH
9808 OLD MT. VERNON ROAD
VANDERBURGH COUNTY, INDIANA

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 W. MILL ROAD EVANSVILLE, INDIANA 47710

DRAWN BY: J.R.F.	DATE 04/18/00	SHEET NO.: 1
CHECKED BY: D.E.G.	PROJECT NO: S-6739	
SCALE: 1"=100'	REVISIONS	APC#17-MS-2000

Q-81