

AREA PLAN COMMISSION OFFICIAL FORM

MS-287

VANDERBURGH COUNTY  
BETTY J. HERMANN, RECORDER

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

1999R00034018

10-11-1999 3:17 PM

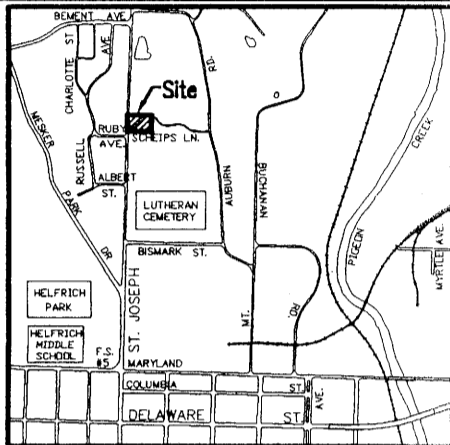
RECORDING FEE: 13.00  
PAGES: 3

OCT 11 1999

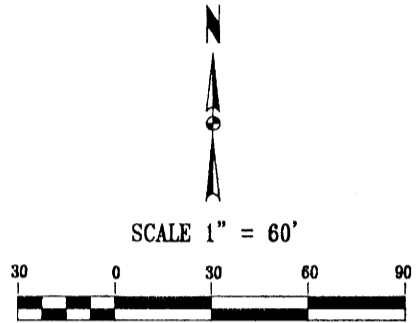
*Suzanne M. Couch*  
AUDITOR  
#7033

DO NOT WRITE IN SPACE ABOVE THIS LINE

Walton Minor Subdivision  
Part of Lot 21 Embrees Division

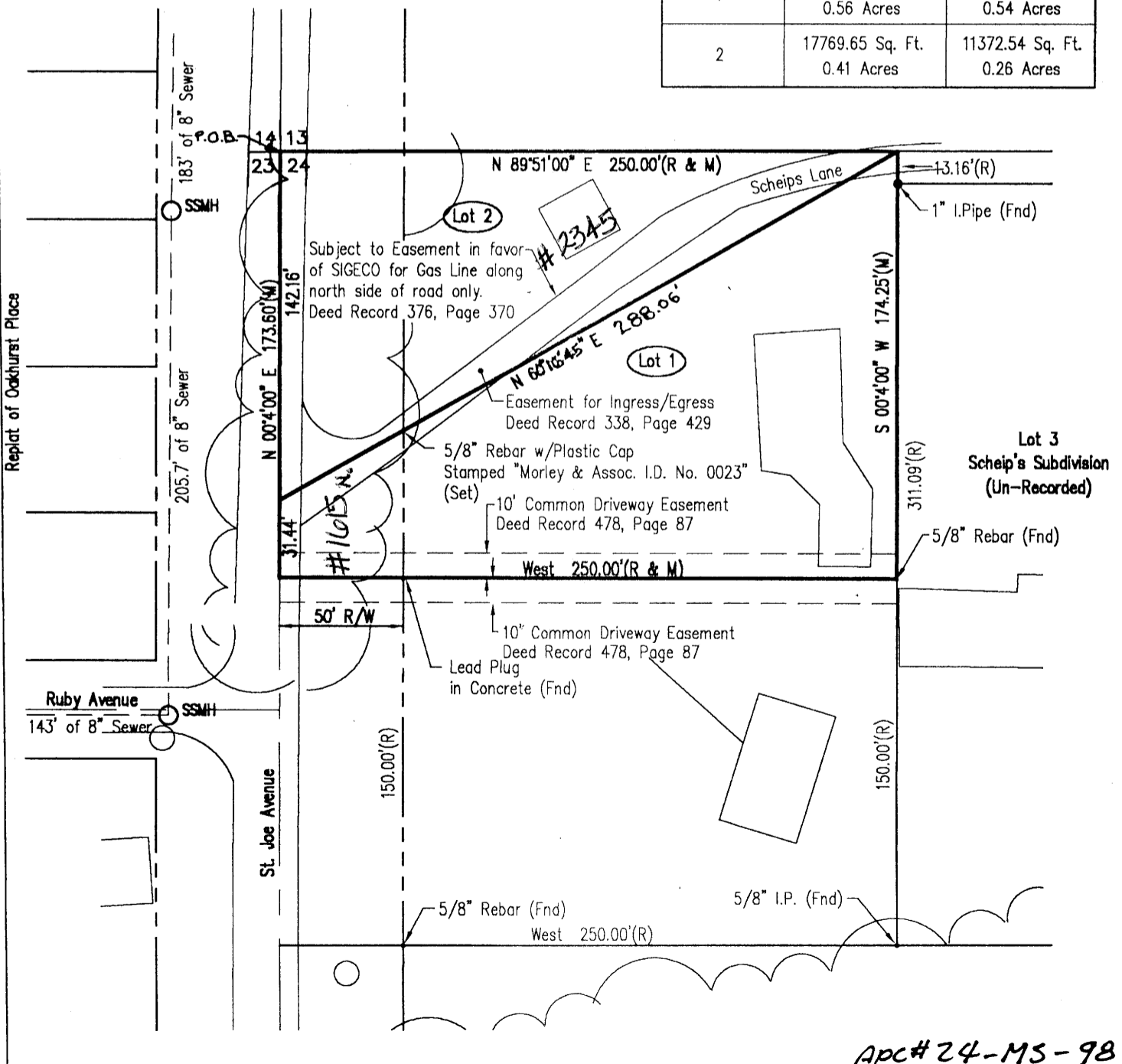


Location Map  
Scale: 1"=2000'



Note: Lot No. 2 must access Scheips Lane.

Lot Number	Area Gross	Area Net
1	25710.80 Sq. Ft. 0.56 Acres	23424.87 Sq. Ft. 0.54 Acres
2	17769.65 Sq. Ft. 0.41 Acres	11372.54 Sq. Ft. 0.26 Acres

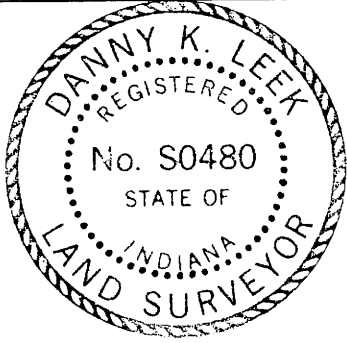


APC# 24-MS-98

**SURVEYORS CERTIFICATE**

I, Danny K. Leek, 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 ALL LOCATIONS NOTED.

DATE September 14, 1999



Danny K. Leek, P.L.S.  
Morley and Associates, Inc.  
600 S. E. Sixth Street  
Evansville, IN 47713  
(812) 464-9585

**OWNERS CERTIFICATE**

Marjorie G. Walton, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AS SHOWN, AND DESIGNATE IT AS Walton Minor Subdivision

Marjorie G. Walton

Marjorie G. Walton  
916 Klenck Ct.  
Henderson, KY 42420

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.

**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 14th DAY OF September

MY COMMISSION EXPIRES: April 11, 2007

RESIDENT OF Vanderburgh COUNTY

Sharon J. Burks-Maier  
NOTARY PUBLIC  
Sharon J. Burks-Maier  
PRINTED

**A.P.C. 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 OCT. 7, 1998.



PLAT RELEASE OCT. 4, 1999

PRESIDENT Richard H. Bann, Jr.

EXECUTIVE DIRECTOR Bertina L. Cunningham

APC # 24-MS-98

AREA PLAN COMMISSION OFFICIAL FORM

BOUNDARY DESCRIPTION

Part of the west 250 feet of Lot 21 in Embrees Division of the Northwest Quarter of Section 24, Township 6 South, Range 11 West in Pigeon Township, Vanderburgh County, Indiana, as per plat thereof recorded in Plat Book A, pages 20, 21 and 186 and transcribed of record in Plat Book E, pages 54, 55 and 189 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 24, Township 6 South, Range 11 West, said point also being the northwest corner of said Lot 21; thence along the north line thereof North 89 degrees 51 minutes 00 seconds East 250.00 feet to the northwest corner of Schelps Subdivision, an un-recorded plat thereof; thence along the west line thereof South 00 degrees 04 minutes 00 seconds West 174.25 feet to the northeast corner of a tract of land conveyed to Okle Crews and Beatrice Crews by Warranty Deed recorded in Deed Record 338, page 453 in the office of said Recorder; thence along the north line thereof West 250.00 feet to the west line of said Lot 21; thence along the west line thereof North 00 degrees 04 minutes 00 seconds East 173.60 feet (174.06 feet record) to the place of beginning containing 1.00 Acres (43,480 sq. ft.)

Subject to easements, rights-of-way, building and use restrictions of record.

Subject to the right-of-way for St. Joseph Avenue off of the west side thereof.

Subject to a right-of-way for ingress and egress along the roadway as now existing and running east from St. Joseph Avenue (a.k.a. Scheips Ln.)

GENERAL NOTES

Utilities: Water and sanitary sewers are available for both parcels of property.

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

Zoning: The subject property is currently zoned R-1.

Flood Plain Data: Per F.I.R.M. Panel 180257 0003 B, dated October 15, 1981, Vanderburgh County, Indiana, no part of the proposed site is within the designated Special Flood Hazard Zone "A".

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

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 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% 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 comers not already marked will be marked with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

**Access: Lot #2 shall access Scheips Lane. No new access will be allowed.**