

APR 10 2003

Sub-Plat  
#2396

# A & B MINOR SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH RANGE 10 WEST, LYING IN CENTER TOWNSHIP, VANDERBURGH COUNTY, INDIANA

## A & B MINOR SUBDIVISION

### GENERAL NOTES:

- OWNER(S) / DEVELOPER(S)  
LOT #1 - BOB AND THERESA BARBER, 1220 E. BOONVILLE-NEW HARMONY ROAD, EVANSVILLE, INDIANA, 47725  
LOT #2 - BARBARA COX
- UTILITIES: CITY OF EVANSVILLE WATER AVAILABLE. VECTREN GAS & ELECTRIC SERVICES ARE AVAILABLE.  
A) SANITARY SEWAGE DISPOSAL BY SEPTIC TANK/FIELD BED SYSTEM - APPROVAL BY VANDERBURGH COUNTY HEALTH DEPARTMENT REQUIRED.
- FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD AREA AS SCALED FROM COMMUNITY PANEL 180256 0025C FOR VANDERBURGH COUNTY, INDIANA DATED AUGUST 5, 1991
- 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 REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.
- NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.
- FAA STATEMENT: IT IS UNDERSTOOD BY THE OWNERS THAT THE ABOVE DESCRIBED REAL PROPERTY IS IN CLOSE PROXIMITY TO AN OPERATING AIRPORT (EV) AND THAT THE LANDING AND TAKEOFF OF AIRCRAFT MAY GENERATE HIGH NOISE LEVELS.

### 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 **A & B MINOR SUBDIVISION**.

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.

### Owner name & address

*Bob Barber*  
BOB BARBER  
1220 E. BOONVILLE-NEW HARMONY ROAD  
EVANSVILLE, INDIANA, 47725

*Teresa Barber*  
THERESA BARBER  
1220 E. BOONVILLE-NEW HARMONY ROAD  
EVANSVILLE, INDIANA, 47725

*Barbara Cox*  
BARBARA COX  
2320 VILLAGE DRIVE  
LOUISVILLE, KY 40205

### Area Plan Commission Certificate:

Under the authority provided by the Acts of 1981, Public Law #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 at a meeting held on March 11, 2003. (Copy of Sub-review)

President: *Mark A. Taylor*  
Attest Executive Director: *Randy Smith*

Secondary Plat complies with the Ordinance and is released for recording.  
Executive Director: *Randy Smith*

Plat Release Date: April 10, 2003

### Surveyor's Certificate:

I, Ralph A. Easley Jr., hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on Feb 27, 2003 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 27th day of MARCH 2003

*Ralph A. Easley Jr.*  
Ralph A. Easley Jr.  
Indiana Registration No. LS0006

Andy Easley Engineering, Inc.  
1133 W. Mill Rd., Suite 205  
Evansville, Indiana 47710

### 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 said Owner(s) and Subdivider(s), 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 27 day of MARCH 2003

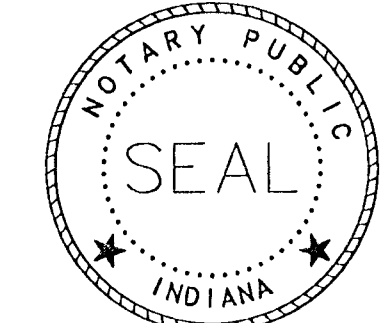
My Commission Expires: 11-12-08

Notary resides in VANDERBURGH

County, Indiana.

*Randy Woodall*  
Notary Public

(Typed or printed name) WOODALL



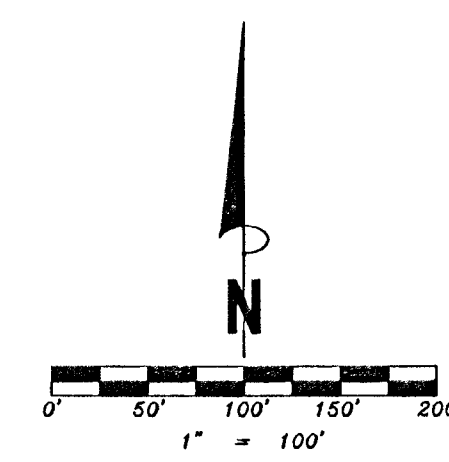
### LAND DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 5 South, Range 10 West, lying in Center Township, Vanderburgh county, Indiana, more particularly described as follows:

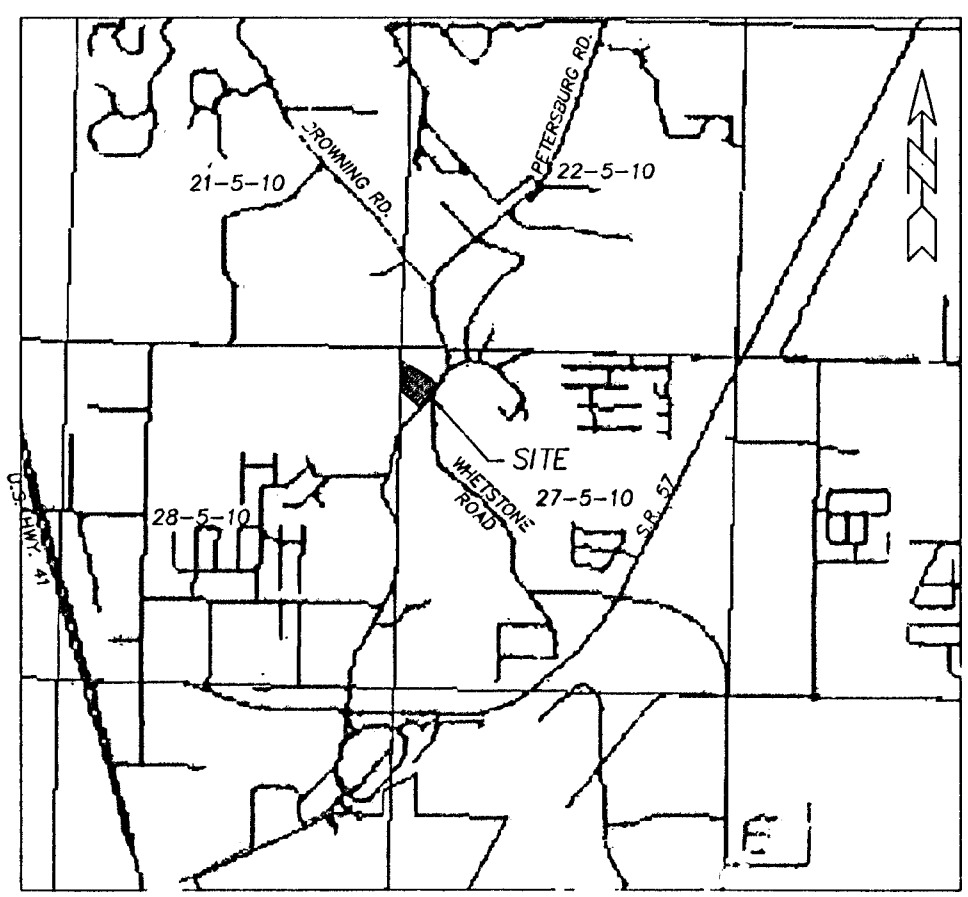
Beginning at the Southwest corner of Enclave Minor Subdivision, recorded in Plat Book "P" page 190 in the office of the Recorder of Vanderburgh county, lying South 00°17'48" West 187.89 feet of a 2 inch by 4 inch stone at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 27; thence along the Southerly boundary of said Enclave Minor Subdivision for the following two courses

- 1st: South 60°05'47" East 474.00 feet to a 5/8 inch iron rod; thence
- 2nd: South 51°35'05" East 243.83 feet to the centerline of Petersburg Road; thence along said centerline for the following three courses
- 3rd: South 35°16'18" West 200.00 feet; thence
- 4th: South 41°21'52" West 133.64 feet; thence
- 5th: South 43°31'31" West 124.90 feet; thence
- 6th: North 49°25'45" West 414.12 feet to a 5/8 inch iron rod in the West line of said Quarter, Quarter Section; thence along said West line
- 7th: North 00°17'48" East 472.63 feet to the True Point of Beginning, containing 5.728 acres more or less.

Subject to the right-of-way for Petersburg Road, being 30 feet in width and lying Northwesterly of and coincident with the 3rd, 4th and 5th courses of the above described parcel.



- ▲ 5/8" IRON ROD WITH LS CAP STAMPED "EASLEY 50006" SBT
  - 5/8" IRON ROD FOUND
  - IRON PIPE FOUND AS NOTED
  - SECTIONALIZED CORNER AS NOTED
- (R) RECORDED DIMENSION  
(P) PLATED DIMENSION OF ENCLAVE MINOR SUBDIVISION  
(M) MEASURED DIMENSION  
(C) CALCULATED DIMENSION  
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE  
I.D.I.P. = INSIDE DIAMETER IRON PIPE  
R-O-W = RIGHT-OF-WAY  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.B. = POINT OF BEGINNING



VICINITY MAP SCALE: 1" = 300'

