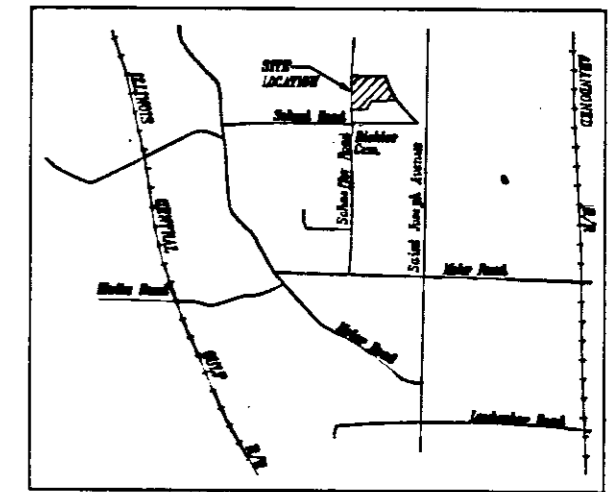


# BENTSEN MINOR SUBDIVISION NUMBER 2

# 0-12

90-10337  
RECEIVED FOR RECORD  
at 8:24 A.M.  
MAY 25 1990  
Plat Book 0  
Page 12  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY



SCALE 1" = 100'



### GENERAL NOTES

#### Flood Plain Data:

1) lot 3 and part of lot 4 shown hereon in this subdivision lie within the 100 Year Flood Zone (Special Flood Hazard Zone "A") as said tract plots by scale on Community Panel Number 180256 0075 B of the Flood Insurance Rate Maps for Vanderburgh County Indiana, dated March 19, 1982.

2) Per Vanderburgh County Building Commissioner February 7, 1990. The 100 Year Flood Elevation for Lot 3 and part of LOT 4 is 411.00. Minimum First Floor Elevation is 413.00.

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

**Septic Systems:** Septic tank permit must be obtained from the Vanderburgh County Health Department.

**Utilities:** Water is available at the site from German Township Water District. Electric is available at the site.

**Zoning:** Zoning of this property and the adjoining property is Agricultural.

#### Temporary Erosion Control:

Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 45 days of disturbance of soil and must remain in place until final grading and shaping.

### 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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on MAY 24, 1990.

*Robert H. Banta*, President  
*Barbara B. Cunningham*, Executive Director  
PLAT RELEASE DATE MAY 21, 1990  
*Barbara B. Cunningham*, Executive Director

### NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers 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 23rd day of May, 1990

My Commission Expires:

2-10-93

Notary Resides in  
VANDERBURGH  
County, Indiana

*Terry A. Campbell*  
Notary Public  
TERRY A. CAMPBELL  
(typed or printed name)

### OWNERS' CERTIFICATE

The Undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designates the same as: BENTSEN MINOR SUBDIVISION NO. 2. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage. All roads shown and not previously dedicated are hereby dedicated to public use. No structures are to be erected or maintained upon or within the easement shown.

*Arthur Bentsen*  
ARTHUR BENTSEN  
350 Columbia Street  
Suite 430  
Evansville, IN. 47710

Part of the East Half of the Northeast Quarter of Section 26, Township 5 South, Range 11 West in Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the East Half of the Northeast Quarter of Section 26-5-11, said point being south 89 degrees 55 minutes 02 seconds east 1306.94 feet from the southwest corner of the Northeast Quarter of said Section 26-5-11; thence along the west line of said East Half, north 00 degrees 00 minutes 55 seconds east 225.81 feet to the point of beginning; thence continue along the west line of said East Half, north 00 degrees 00 minutes 55 seconds east 587.04 feet to the southwest corner of Bentsen Subdivision, as per plat thereof recorded in Plat book N, page 10 in the office of the Recorder of Vanderburgh County, Indiana; thence along the south line thereof south 89 degrees 55 minutes 36 seconds east 582.78 feet to the southeast corner thereof, said point being in the center of a drainage ditch; thence along said ditch line south 26 degrees 10 minutes 09 seconds east 87.87 feet; thence south 22 degrees 26 minutes 15 seconds east 224.48 feet; thence south 62 degrees 41 minutes 51 seconds east 100.00 feet; thence north 89 degrees 13 minutes 56 seconds west along said ditch line 208.48 feet; thence south 00 degrees 00 minutes 55 seconds west 190.00 feet to a fence corner; thence south 63 degrees 33 minutes 56 seconds east 151.41 feet; thence north 89 degrees 55 minutes 36 seconds west 274.32 feet to the point of beginning, containing 7.24 acres.

Subject to a 25 foot right-of-way of Schaeffer Road along the west side thereof.

### SURVEYOR'S 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 on May 23, 1990, and that all monuments shown exist at locations as noted.

Witness my hand and seal this 23rd day of May, 1990



*Danny K. Leek*  
Danny K. Leek, L.S.  
Indiana Registration No. S0480

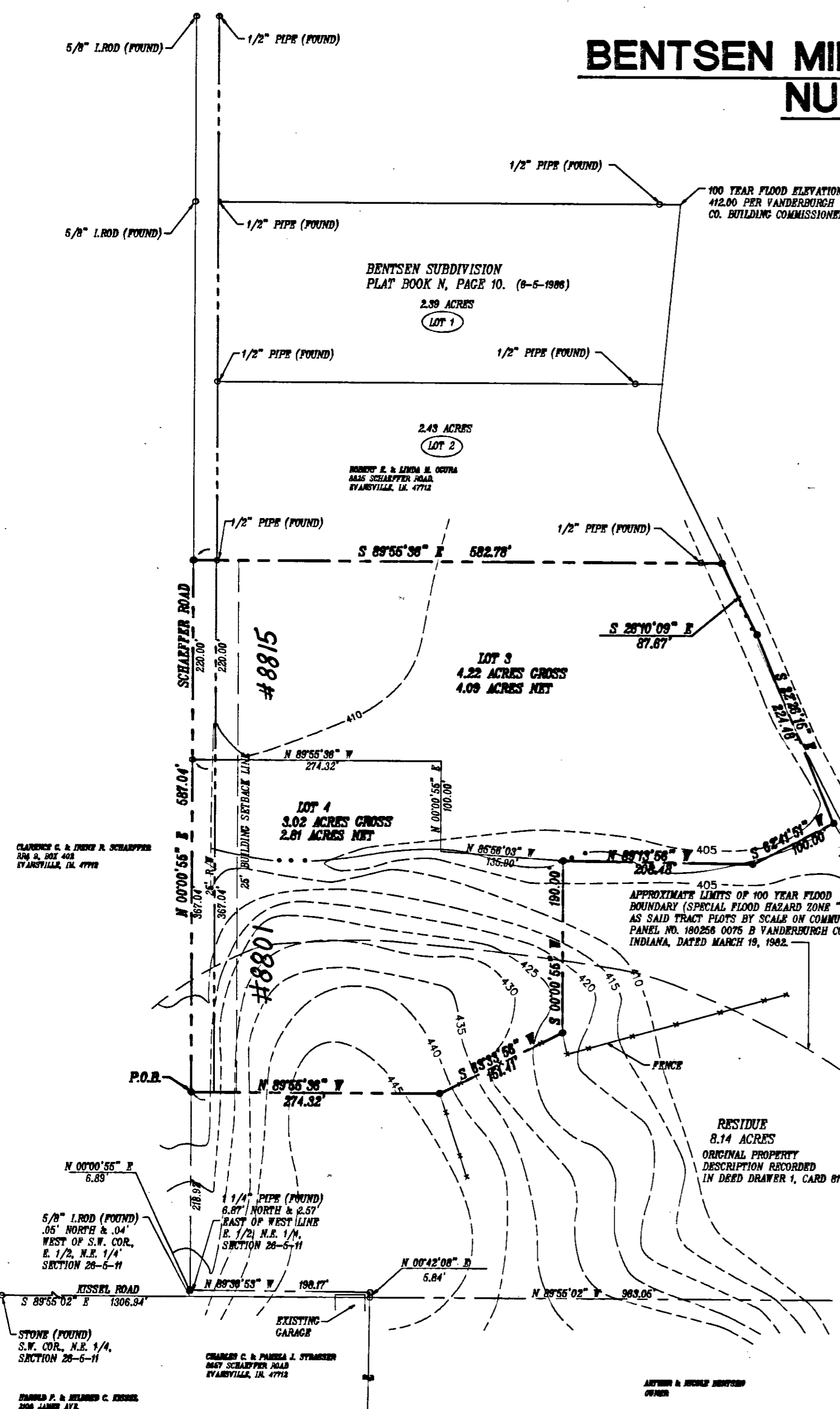


DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

MAY 25 1990

*Tom Thompson*  
AUDITOR  
2870

BOUNDARY DESCRIPTION  
BENTSEN MINOR SUBDIVISION NO. 2



CLARENCE C. & DORIS R. SCHAFFER  
Rm. 2, Box 408  
EVANSVILLE, IN. 47710

ROBERT E. & LINDA M. COVRA  
ALSO SCHAFFER ROAD  
EVANSVILLE, IN. 47712

100 YEAR FLOOD ELEVATION  
414.00 PER VANDERBURGH  
CO. BUILDING COMMISSIONER.

TRUSSING CRAFT  
1430 BLUEN ROAD  
EVANSVILLE, IN. 47710

APPROXIMATE LIMITS OF 100 YEAR FLOOD  
BOUNDARY (SPECIAL FLOOD HAZARD ZONE "A")  
AS SAID TRACT PLOTS BY SCALE ON COMMUNITY  
PANEL NO. 180256 0075 B VANDERBURGH COUNTY  
INDIANA, DATED MARCH 19, 1982.

RESIDUE  
8.14 ACRES  
ORIGINAL PROPERTY  
DESCRIPTION RECORDED  
IN DEED DRAWER 1, CARD 819.

CLARENCE C. & PAMELA J. STAMMER  
WEST SCHAFFER ROAD  
EVANSVILLE, IN. 47712

ARTHUR & BECKIE BENTSEN  
OWNERS

FRANK P. & HELEN C. KESSEL  
2008 LAMAR AVE.  
CRAFTSMAN TOWN 37408