RUTH E. McCULLOUGH 310 S PEERLESS RD

EVANSVILLE, IN 47712

05-050-07-099-015

HOUSE

3/4" IRON PIPE CAP NO. 8800355

TRUE P.O.B.

3/4" IRON PIPE -CAP NO. 8800355

**FOUND** 

RECEIVED FOR RECORD DATE OCT 26, 2004 724 AM PLATECOK R

DULY ENTERED FOR TAXATION SUBJECT ICEINAL ACCEPTATION SORTECT THE THE LATE OF THE STATE OF

CETTY XHIGHT-JAME RECORDER YAMEERBURGI COLHIY

NGINEERING
81 LAND SURVEYING
SVILLE, INDIANA 47710

NDY

SECONDARY PLAT CADEN MINOR SUBDIVISION WILLIAMS ROAD

PR | 98-

 $\bigcirc$ 

001 2 8 2004

47624

Scale 1" = 40'

General Notes:

it originates.

Board approved Septic Systems.

1370.05

THEODORE E. & SHERRI L. SCHNEIDER 240 S PEERLESS RD EVANSVILLE, IN 47712

MARY LOU HOWARD

7301 AUTUMN LN EVANSVILLE, IN 47712

05-050-07-099-046

7219 AUTUMN LN

-12" WATER

50.00' R/W

PK NAIL

1. Owners: STEVEN R. & NANCY A. McCULLOUGH; 7300 AUTUMN LANE; Evansville, IN 47712 - PH 812/423-8586 Developer: STEVEN R. McCULLOUGH; 7300 AUTUMN

P.O.C. NW CORNER

LANE; Evansville, IN 47712 - PH 812/423-8586 2. Utilities: City of Evansville water service is available. Vectren Gas and Electric service are also available. Sanitary Sewage disposal shall be by County Health

3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, red 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 have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and

4. Flood Plain Data: No portion of the property is located in the 100 year flood zone according to FIRM panel 180256-100B dated MARCH 19, 1982 for . Vanderburgh County, Indiana.

sedimentation must be contained on the lot on which

5. Soil Data: AIC3 - ALFRED Silt Loam 6% to 12% slopes, HoB2 - Hosmer Silt Loam 2% to 6% slopes, WeE2 - WELLSTON SILT LOAM, 18 TO 25% SLOPES. 6. NO NON-BREAKAWAY STRUCTURES TO BE PLACED

7. ACCESS TO THE LOT SHALL BE FROM WILLIAMS ROAD ONLY. PROVIDE A 12" RCP CULVERT AT THE DRIVEWAY AS APPROVED BY THE VANDERBURGH COUNTY ENGINEER.

Part of the West Half of the Northeast Quarter of Section 29, Township 6 South, Range 11 West, of Perry Township in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 1/2" rebar at the Northwest corner of said Half Quarter section; thnce along the West line of said Half, Quarter Section, also being the center line of Peerless Road, South 00 degrees 00 minutes 00 seconds East 1370.05 feet; thence along the South right-of-way of Autumn Lane North 88 degrees 51 minutes 42 seconds East 330.01 feet to a 3/4" iron pipe with Cap #8800355; thence continuing along said right-of-way North 88'48'45" East 120.00 feet to a 3/4" iron pipe with Cap #8800355 and being the true point of beginning; thence

- 1st: North 88'48'45" East 177.69 feet parallel with the center line of Autumn Lane; thence 2nd: South 00°00'52" East 531.41 feet parallel to the center line of Williams Road; thence
- 3rd: South 88°40'54" West a distance of 297.88 feet; thence 4th: North 00'00'18" East 136.10 feet to a 3/4" iron pipe with Cap #8800355; thence
- 5th: North 88'48'45" East 120.00 feet to a 3/4" iron pipe with Cap #8800355; thence
- 6th: North 00'00'18" East 396.00 feet to the true point of beginning, containing 2.544

OWNER'S CERTIFICATE:

WITHIN COUNTY RIGHT OF WAY.

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 CADEN MINOR SUBDIVISION.

ANY ADDITION TO EXISTING RIGHTS-OF-WAY NOT PREVIOUSLY DEDICATED, IS HEREBY DEDICATED TO PUBLIC USE.

7300 AUTUMN LANE EVANSVILLE, IN 47712

7300 AUTUMN LANE EVANSVILLE, IN 47712

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 July 1st, 2004, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Second day of July, 2004.

Ralph A. Easily, Jr. L.S. Indiana Registration No. S-0006 Andy Easley Engineering, Inc. 1133 West Mill Road Evansville, IN, 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 \_\_\_\_\_\_\_ 21st \_\_\_\_ day of October , 2004. My Commission Expires: " \\ \a\ \o \ \e

Notary resides in

(typed or printed name)



APC# 35-MS-2004

PEERLESS RD VERNONWOOD CT WLLIAMS RD

PEERLESS ROAD

KENNETH J. & JOYCE A. VOGEL 7200 MEINSHEIN RD

MT. VERNON, IN 47620 05-050-07-099-017

DAVID W. & DOREEN M. HOEFLING

410 S PEERLESS RD

EVANSVILLE, IN 47712

N 00°00'18" E

136.10

FOUND

FOUND

3/4" IRON PIPE -

STEVEN R. & NANCY A. McCULLOUGH

7300 AUTUMN LN

EVANSVILLE, IN 47712

MRGINIA S. & NORRIS D. DODSON 400 WLLIAMS RD EVANSVILLE, IN 47712

3/4" IRON PIPE -

ALOYSIUS & MARGARET L. GUMBEL

416 S PEERLESS RD

EVANSVILLE, IN 47712

05-050-07-099-018

JANE A. AMBROSE

411 WILLIAMS RD

EVANSVILLE, IN 47712

Area Plan Commission Certificate:

KENNETH J. & JOYCE A. VOGEL

7200 MEINSHEIN RD

MT. VERNON, IN 47620 05-050-07-099-016

N 00°00'18" E

N 00°00'18" E 396.00'

STEVEN R. & NANCY A. McCULLOUGH

EVANSVILLE, IN 47712

LOT 1

110800.74 SF OR 2.544 ACRES ±

S 00°00'52"

WILLIAMS ROAD

7300 AUTUMN LN

#331

396.00'

STEVEN R. & NANCY A. McCULLOUGH 7300 AUTUMN LN EVANSVILLE, IN 47712

NORMAN W. & JOYCE Y. DODSON 300 WILLIAMS RD EVANSVILLE, IN 47712 05-120-07-317-001

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 Sept. 14, 2004

OCT. 26, 2004

Secondary Plat complies with the Ordinance and is released for recording.

Plat Release Date

