

# CHAPEL HILL SECTION "A"

85-21154

### OWNER'S CERTIFICATE

I, the undersigned Owner of the real estate shown and described hereon, do hereby lay-off, plat and subdivide said real estate, as shown, and designate it as

All streets and alleys shown and not heretofore dedicated, are hereby dedicated to the public. Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no buildings or structures.

Strips of ground of the width as shown on this plat and marked "easement" are hereby reserved for the use of public utilities for the installation of water, sewer mains, surface water drainage, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. No structures are to be erected or maintained upon said strips of land, but owners in this subdivision shall take their titles subject to the rights of the public utilities.

Richard F. Broerman Pres. Linda K. Broerman Sec.

A Subdivision of part of the Northwest Quarter of the Southwest Quarter, part of the Southwest Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of section twenty (20), Township Six (6) South, Range eleven (11) West in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northwest Quarter of the Southwest Quarter thence South 0 degrees 8 minutes East along the East line of said quarter quarter section for 320.0 feet; thence South 89 degrees 42 minutes 19 seconds West for 360.0 feet; thence South 0 degrees 8 minutes East for 3.0 feet; thence South 88 degrees 42 minutes 19 seconds West for 280.0 feet; thence North 0 degrees 8 minutes West for 397.96 feet to the center of a Southern Indiana Gas and Electric Company Easement; thence North 64 degrees 33 minutes 16 seconds East along the center of said easement for 1096.49 feet; thence South 15 degrees 13 minutes West for 498.86 feet; thence North 89 degrees 38 minutes 28 seconds East for 268.50 feet to the center of Peerless Road; thence South 01 degrees 26 minutes West along the center of Peerless Road 20.05 feet; thence continue along the center of Peerless Road South 13 degrees 27 minutes East for 30.80 feet; thence South 89 degrees 58 minutes 28 seconds West along the said South line for 494.41 feet to the place of beginning.

### NOTARY CERTIFICATE

STATE OF INDIANA )  
COUNTY OF VANDERBURGH ) SS:

Before me, the undersigned Notary Public of Vanderburgh County, State of Indiana, personally appeared Richard F. Broerman and Linda K. Broerman, President and Secretary of R.F.B. Development Company, Inc., owner and subdivider of the real estate described hereon, and acknowledging the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 7th day of October, 1985

Caroline S. Harmon Notary Public Caroline S. Harmon Printed

My Commission expires:

May 6, 1988 Resident of Vanderburgh County

### SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Registered 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 the locations noted.

October 7<sup>th</sup> 1985  
Date

Sam Biggerstaff  
San Biggerstaff  
Indiana Reg. No. 9835

### 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 SECONDARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on

February 6, 1985.

Barbara P. Cunningham President  
Plat Release October 29, 1985

Barbara P. Cunningham Executive Director  
Barbara P. Cunningham Executive Director

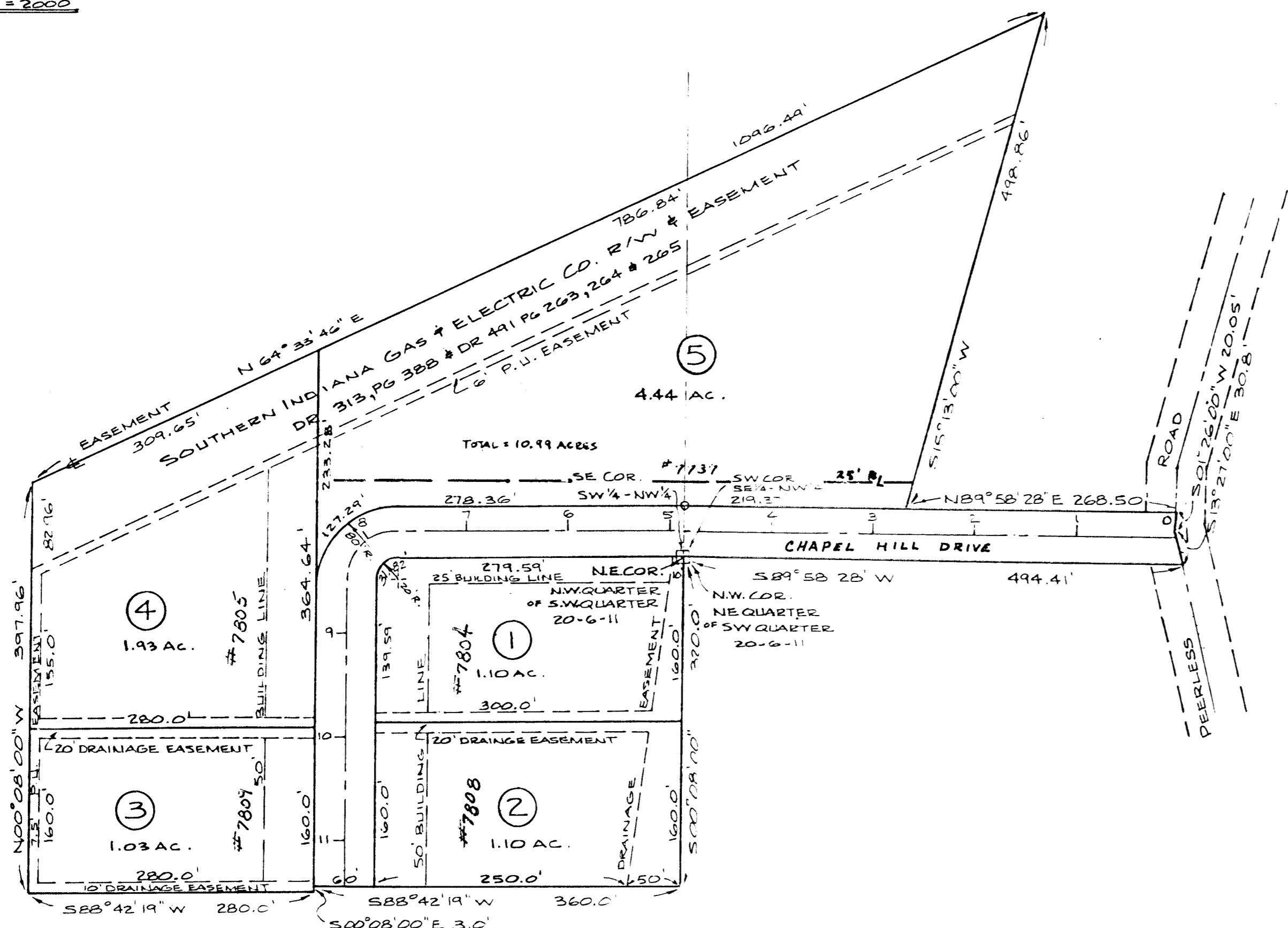
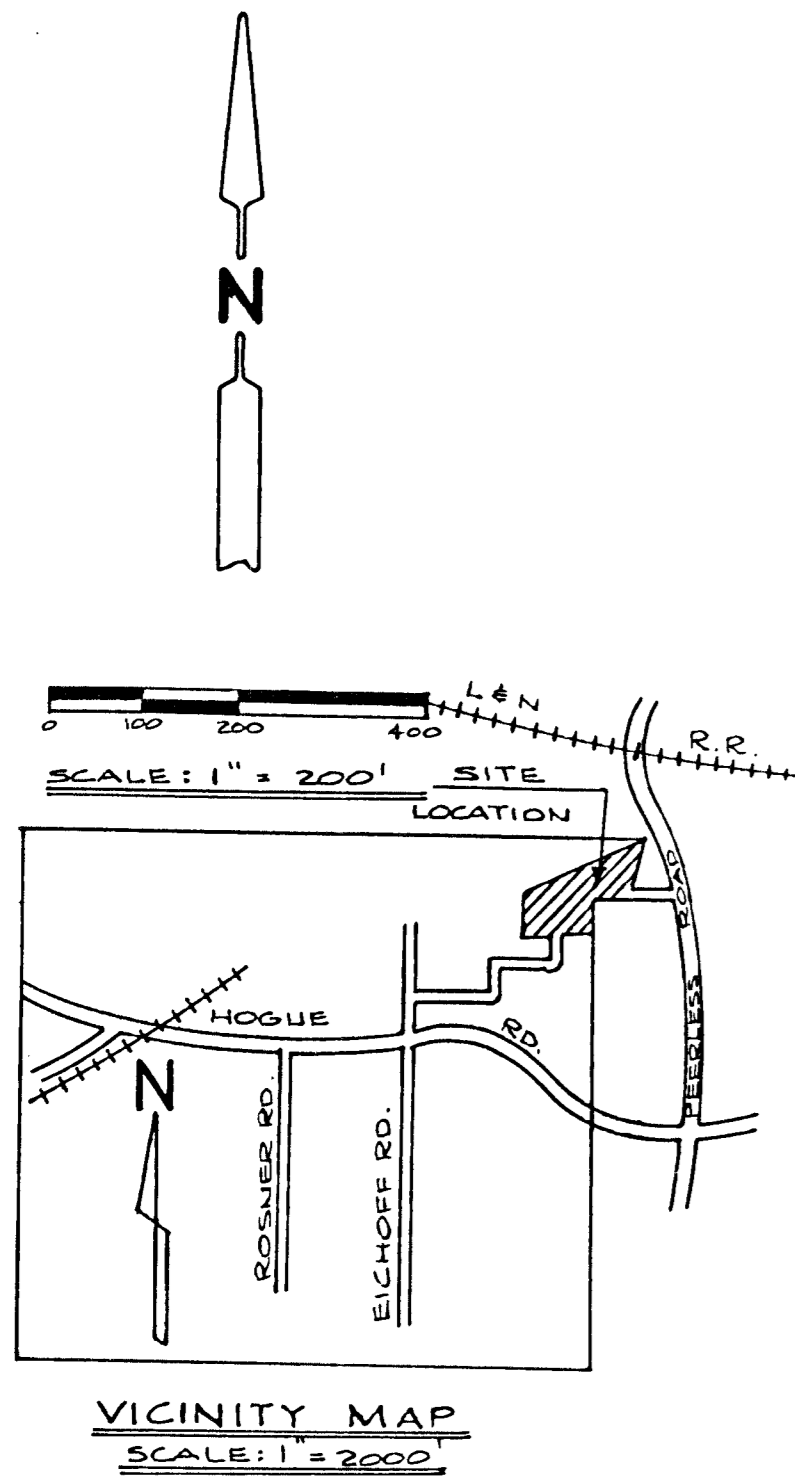
Preliminary road construction plans have been approved by the County Commission on October 25, 1985.

Storm Drainage plans have been approved by Vanderburgh County Drainage Board on Jan 14, 1985.

RECEIVED FOR RECORD  
at 10:47 A.M.  
Oct 29 1985  
Plat Book M  
Page 158  
BOB STEELE, RECORDER  
VANDERBURGH COUNTY

JULY ENTERED FOR TAXATION  
OCT 29 1985 6152  
Bob Steele

M-158



### NOTES:

Utilities: Electric and water are available to this site.

Flood: This site lies outside the 100 year flood zone according to FIRM Panel 100 of 100, dated March 19, 1982 for Vanderburgh County, Indiana.

Zoning: This property is zoned Aa. and adjoining property as shown.

Soil Type: Vanderburgh County Soil Survey shows the soils on this site to be Hosmer silt loam, Zanesville silt loam, all with steep slopes and subject to erosion.

Erosion Control: Mulch seeding is recommended and bales of straw/stakes in place, within forty-five (45) days after disturbing the soil.

OWNER: RFB Development Company Inc.

DEVELOPER: Rick Broerman.

ENGINEER: Sam Biggerstaff