

H.K. CUBBISON SUB

86-25380

A subdivision of part of the Northwest quarter of section Eight (8), Township Six (6) South, Range Ten (10) West, Vanderburgh County, Indiana, more particularly described as follows:

Commencing on the West line of Stringtown Road at a point South 13 degrees, 0 minutes East for 612.0 feet from the point where said West line intersects the North line of said quarter section, thence continuing South 13 degrees, 0 minutes East along said West line of Stringtown Road for 160.75 feet; thence North 84 degrees, 47 minutes and 06 seconds West a distance of 844.70 feet to the West line of said quarter section, which point is 686.40 feet South of the Northwest corner of the Northwest quarter of said section; thence North along said West line of said quarter section (which said West line is also the East Boundary of Country Club Meadows Subdivision No. 1) North 03 Degrees, 30 Minutes and 31 Seconds West for 123.13 Feet, thence North 89 Degrees, 20 Minutes and 22 Seconds East for 813.40 Feet to the Place of Beginning.

NOTES: These notes are required by the Area Plan Commission

- Utilities:** City water and sewer is available at the site, according to S.I.G. and E. Co. gas and electric power are available at or near the proposed site.
- Zoning:** According to the Area Plan Commission Maps, the proposed site as well as the adjacent properties are zoned R-1.
- Flood:** According to F.I.R.M. Panel 1 of 8, the proposed site is not located in the 100 year flood plain, dated October 15, 1981, city Evansville, Indiana.
- Soil Type:** According to the Soil Survey of Vanderburgh County, Indiana, the soil types for the proposed site are A1B2, A1C2, (Alford Silt Loam), and WeE2 (Wellston Silt Loam); A1B2, 2 to 6 percent slopes, eroded, medium runoff; A1C2, 6 to 12 percent slopes, eroded, medium to rapid runoff; WeE2, 18 to 25 percent slopes, eroded, RAPID RUNOFF.
- Erosion Control:** The soils with slopes of 0%-6% shall be mulched and seeded, i.e., rye, red top, and wheat (which will be used primarily for planting) within 45 days of disturbance of soil must remain in place until final grading and shaping; soils with slopes of more than 6% 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.
- Owner and Developer:** GARY K. CUBBISON AND SHERRY D. EVANS
- Engineer and Surveyor:** Sam Biggerstaff
1270 Maxwell Ave. 47711

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 H.K. CUBBISON SUBDIVISION

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 the 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.

Gary K. Cubbison Sherry D. Evans
GARY K. CUBBISON SHERRY D. EVANS

NOTARY CERTIFICATE

STATE OF NEW JERSEY)
COUNTY OF BURLINGTON) SS:

Before me, the undersigned Notary Public of Camden county, State of New Jersey, personally appeared the above owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 29th day of September, 1986

My commission expires:

4/18/88
Marian E. Kingsbury
Notary Public
Resident of Cherry Hill, N.J. Marian E. Kingsbury
Printed

ENTERED FOR TAXATION
OCT 08 1986 6145
Alvin T. Biele AUDITOR

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS:

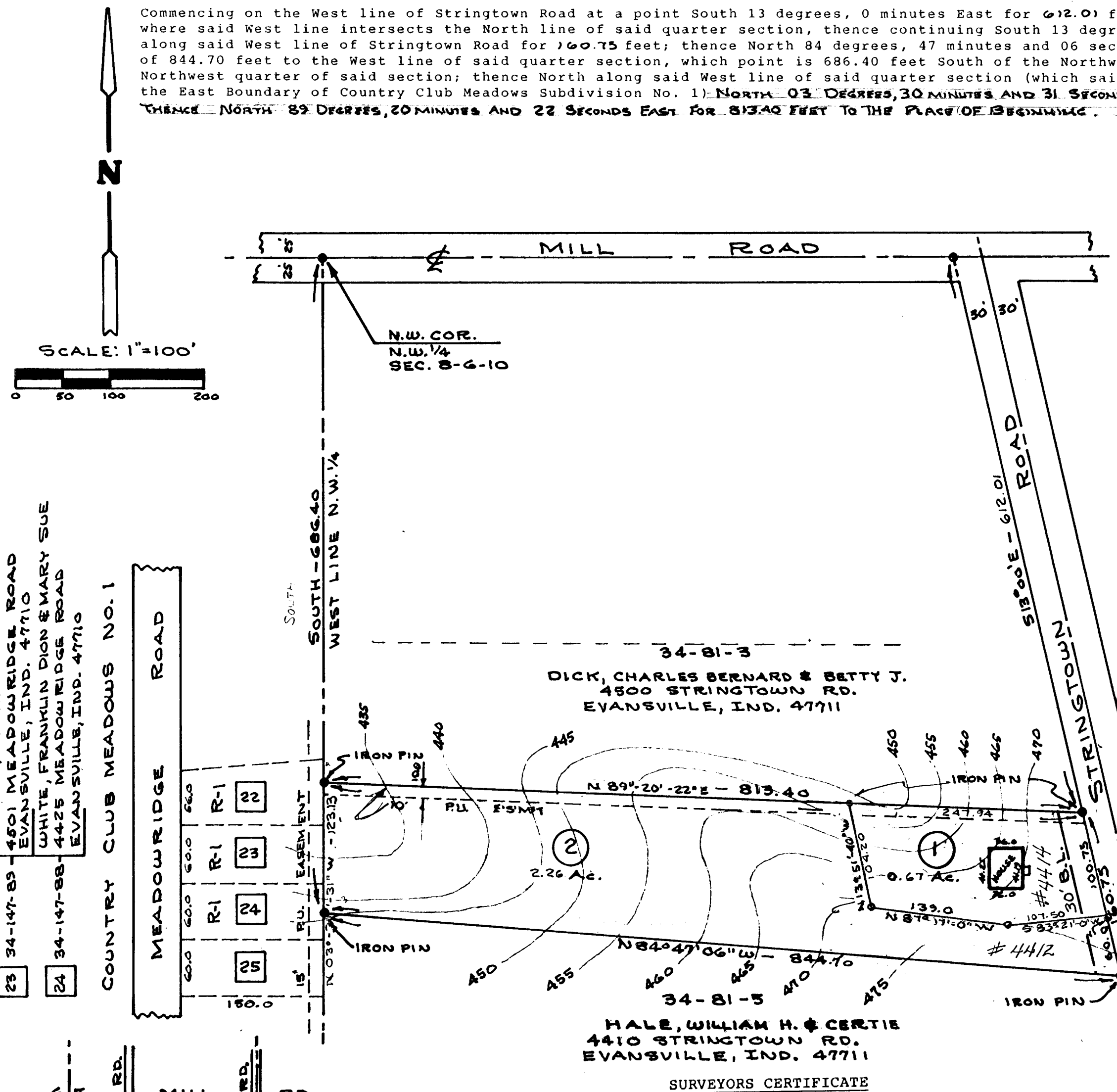
Before me, the undersigned Notary Public of McHENRY County, State of Illinois, personally appeared the above signed owner and subdivider of the real estate described hereon and acknowledged the execution of this plat to be his voluntary act and deed.

WITNESS my hand and seal this 26th day of SEPTEMBER, 1986

My commission expires:

FEBRUARY 11, 1989
Donna E. Hardy
Notary public
Resident of McHENRY COUNTY, IL DONNA E. HARDY
Printed

N-52



RECEIVED FOR RECORD
at 1:24 P.M.
October 6, 1986
Page 52
BOB STEELE, RECORDER
VANDERBURGH COUNTY

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 are at the locations noted.

No. 9838 October 1st 1986
Date
STATE OF INDIANA
Sam Biggerstaff
Sam Biggerstaff-LS
Indiana Reg. No. 9838

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 October 6, 1986.

Plat Release October 6, 1986
Barbara L. Cunningham
Executive Director
Barbara L. Cunningham
Executive Director

