

# FINAL PLAT OF DIEFENBACH ACRES

N 89°43'21" E 1317.59' (M) 1317.35' (R)

521.67' (R&C)

FND. STONE  
NW. COR. SW 1/4,  
SW 1/4, SEC. 16,  
T6S, R11W  
V.C.S. REF.

FND. 1/2" IRON ROD  
NE COR. SW 1/4,  
SW 1/4, SEC. 16,  
T6S, R11W  
V.C.S. REF.

ALL OWNERS FOR VAULTING SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

AUG 28 2008

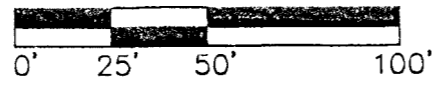
*Signature*  
AUDITOR

# 561A

RECEIVED FOR RECORD  
at 10:42 A.M.  
AUG 28 2008  
Map Book 9-  
Page 90  
BETTY J. HERMANN RECORDER  
VANDERBURGH COUNTY  
2000R00024883



SCALE: 1"=50'

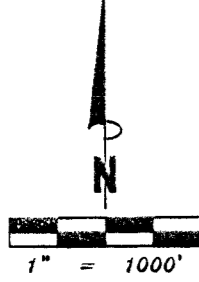


**LEGEND:**

- ▲ SET 5/8" IRON ROD LS#0006
- SET COTTON GIN SPIKE
- FND. RAILROAD SPIKE
- (M) MEASURED
- (R) RECORDED
- (C) CALCULATED

LILLIAN PLACE SUBDIVISION  
PLAT BOOK "L", PAGE 165

VICINITY MAP



05-020-07-074-085  
JOSEPH A. & KATHYRN SUE BIGGE  
1712 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #2  
05-120-07-306-002  
THOMAS G. & PAMELA SUE MCCULLOUGH  
1922 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #1  
05-120-07-306-001  
HARRY G. & MARY K. MCCULLOUGH  
1314 TUPMAN RD.  
EVANSVILLE, IN 47712

05-020-07-074-060  
MARY K. DAVID  
1710 DIEFENBACH RD.  
EVANSVILLE, IN 47720

05-020-07-074-100  
MARY K. CROWLEY  
1710 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #1  
1.197 ACRES ±

LOT #2  
1.373 ACRES ±

BENJAMIN L. & CLARA DIEFENBACH  
DEED RECORD 291, PAGE 444

BENJAMIN L. & CLARA DIEFENBACH  
DEED RECORD 411, PAGE 360

05-020-07-074-060  
MARY K. DAVID  
1710 DIEFENBACH RD.  
EVANSVILLE, IN 47720

05-020-07-074-096  
ANTHONY & DIANNA FOLZ  
6400 DAVID DRIVE  
EVANSVILLE, IN 47720

05-020-07-074-020  
KENNETH G. & MARGARET A. VANCE  
1810 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #3  
05-120-07-292-003  
RALPH E. & JUDITH A. KORZESSEL  
1811 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #4  
05-120-07-292-004  
CHRISTOPHER D. & RENEE SEWERSE  
1721 DIEFENBACH RD.  
EVANSVILLE, IN 47720

LOT #5  
05-120-07-292-005  
CHRISTOPHER D. & RENEE SEWERSE  
1721 DIEFENBACH RD.  
EVANSVILLE, IN 47720

MCCULLOUGH SUBDIVISION PART "A"  
PLAT BOOK "L", PAGE 39

**THE GENERAL NOTES:**

1. OWNER/DEVELOPER: BENJAMIN L. & CLARA DIEFENBACH; 1900 DIEFENBACH RD., EVANSVILLE, IN 47720; (812) 424-7481
2. UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.
3. FLOOD PLAIN DATA: A PORTION OF THE PROPERTY IS LOCATED IN ZONE A (EXPLANATION: AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS ARE NOT DETERMINED ACCORDING TO COMMUNITY PANEL 180256 0100 B FOR VANDERBURGH COUNTY, INDIANA UNINCORPORATED AREA DATED MARCH 19, 1982.)
4. 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.
5. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-0-W.

**SURVEYOR'S CERTIFICATE:**

I, DONALD E. GRIES, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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.

SEAL  
DONALD E. GRIES  
INDIANA REG. NO. LS29900003  
SURVEYED PERFORMED ON 03/18/00

**OWNERS CERTIFICATE:**

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS  
**DIEFENBACH ACRES**

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.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

*Signature of Benjamin L. & Clara Diefenbach*  
BENJAMIN L. & CLARA DIEFENBACH, OWNERS

**NOTARY CERTIFICATE:**

STATE OF INDIANA )  
SS: )  
COUNTY OF VANDERBURGH )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 11 DAY OF AUGUST, 2000.

MY COMMISSION EXPIRES: 4-15-08

RESIDENT OF VANDERBURGH COUNTY Judith Woodall JUDITH WOODALL

**APC 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 PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON August 28, 2008, 2000. (AT SUB REVIEW)

PLAT RELEASE Aug 28, 2008

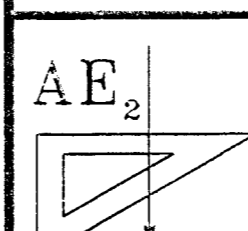
PRESIDENT Mark Lutz

EXECUTIVE DIRECTOR Barbara L. Cunningham



**Q-90**



MINOR SUBDIVISION <b>BENJAMIN DIEFENBACH</b> 1900 DIEFENBACH RD. VANDERBURGH COUNTY, INDIANA		
 <b>ANDY EASLEY ENGINEERING</b> CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING 1133 W. MILL ROAD EVANSVILLE, INDIANA 47710		
DRAWN BY: J.R.F.	DATE 07/20/00	SHEET NO.:
CHECKED BY: D.E.G.	PROJECT NO: S-68/8	1
SCALE: 1"=50'	REVISIONS	APC # 21-MS-2000