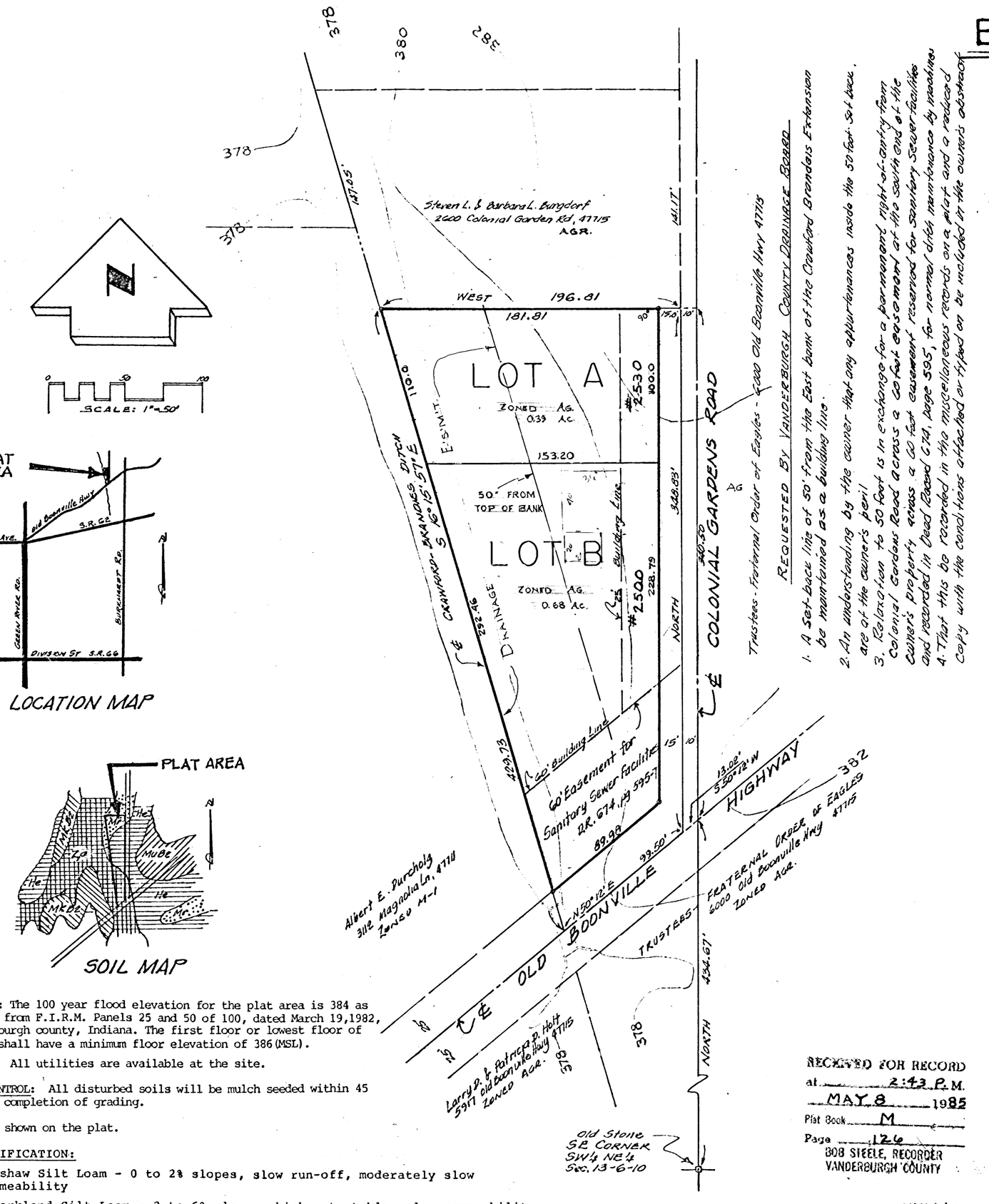
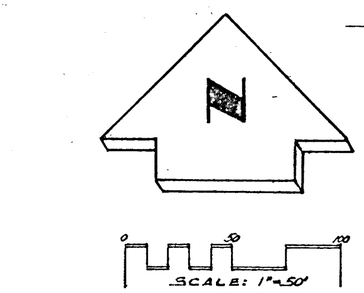
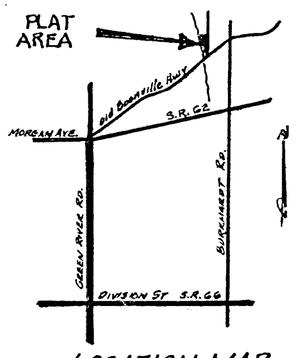
EASTRIDGE SUBDIVISION







LOCATION MAP

SOIL MAP

Requested by Vanderburgh County Drainage Board

Trustees - Fraternal Order of Eagles - 6000 Old Boonville Hwy 47715

1. A set-back line of 50' from the East bank of the Crawford Brandis Extension be maintained as a building line.
2. An understanding by the owner that any appurtenances inside the 50 foot set back are of the owner's peril.
3. Relocation to 50 foot is in exchange for a permanent right-of-way from Colonial Gardens Road across a 60 foot easement at the South end of the owner's property across a 60 foot easement reserved for sanitary sewer facilities and recorded in Deed Book 674, page 595, for normal drive maintenance by members
4. That this be recorded in the miscellaneous records on a plat and a radical copy with the conditions attached or typed on be included in the owner's abstract

Part of the Southwest Quarter of the Northeast Quarter of Section Thirteen (13), Township Six (6) South, Range Ten (10) West, in Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a point in the center of Old Boonville Highway (formerly State Road No. 62), which is located by commencing at the Southeast corner of said quarter quarter section; thence North along the East line of said quarter quarter section for 434.67 feet to the center of said road; thence South 50 degrees and 12 minutes West along the center of said road for 13.02 feet to the Place of beginning: from said place of beginning thence North and parallel to the said East line of said quarter quarter section for 348.83 feet; thence West 196.81 feet to the center of the Crawford-Brandis Ditch; thence South 16 degrees, 15 minutes, and 57 seconds East along the center of said ditch for 429.73 feet to a point in the center of said road; thence North 50 degrees and 12 minutes East along the center of said road 99.5 feet to the place of beginning.

OWNER'S CERTIFICATE

The undersigned Owner of the real estate shown and described hereon, does hereby subdivide the same and designates it as

EASTRIDGE SUBDIVION

All streets shown have previously been dedicated to the public. An additional Fifteen (15) feet is hereby dedicated to the public along the West side of Colonial Gardens Road, as shown on the plat.

Building lines are established as shown on the plat, and between these lines and the street right-of-way there shall not be erected or maintained any building or structure. Strips of land shown on this plat and marked "Easement" are reserved for the installation, maintenance and repair of the indicated utility service, and for the installation and maintenance of drainage, subject at all times to the proper authorities and to the easements hereon reserved.

Owners shall take title, subject to the rights of the various utilities.

David G. Mounts

David G. Mounts

NOTARY CERTIFICATE

STATE OF INDIANA } SS:
COUNTY OF VANDERBURGH }

Before me, the undersigned Notary Public in and for Warrick County, State of Indiana, personally appeared the above named Owner of said real estate, who acknowledged the foregoing plat to be his voluntary act and deed.

WITNESS my hand and seal this 7 day of February, 1985.

My County of residence is: Warrick.

My commission expires: July 11, 1986

Doris Jean Jackson
Notary Public

DORIS JEAN JACKSON
Printed

SURVEYOR'S CERTIFICATE

I, Sam Biggerstaff, hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana, and I further certify that this plat correctly represents a survey completed by me.

February 7 1985
Date

SAM BIGGERSTAFF NO. 9838 STATE OF INDIANA PROFESSIONAL ENGINEER

Sam Biggerstaff, LS No. 9838

A.P.C. CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law 309, enacted by the General Assembly of the State of Indiana, that plat has been given Secondary Approval by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on APRIL 22, 1985.

President

Barbara Cunningham
Executive Director

PLAT RELEASE

MAY 8, 1985
Date

Barbara Cunningham
Executive Director

M-126

RECEIVED FOR RECORD
at 2:43 P.M.
MAY 8 1985
Plat Book M
Page 126
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
MAY 8 1985 2133
Alice M. Mahle AUDITOR

85-08266

NOTES:

FLOOD ZONE: The 100 year flood elevation for the plat area is 384 as determined from F.I.R.M. Panels 25 and 50 of 100, dated March 19,1982, for Vanderburgh county, Indiana. The first floor or lowest floor of structure shall have a minimum floor elevation of 386(MSL).

UTILITIES: All utilities are available at the site.

EROSION CONTROL: All disturbed soils will be mulch seeded within 45 days after completion of grading.

ZONING: As shown on the plat.

SOIL IDENTIFICATION:

He - Henshaw Silt Loam - 0 to 2% slopes, slow run-off, moderately slow permeability

MkB2 - Markland Silt Loam - 2 to 6% slopes, high watertable, slow permeability

Mr - McGary Silt Loam - 0 to 2% slopes, slow run-off, slow permeability

MuB2 - Muren Silt Loam - 2 to 6% slopes, high watertable, moderately slow permeability

Zp - Zupp Silty Clay - high watertable, slow permeability