

89-06400

# MS-38

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

APR 13 1989

*Tom Thompson 1773*

DO NOT WRITE OR SPACE ABOVE THIS LINE

RECEIVED FOR RECORD

at 12:15 P.M.

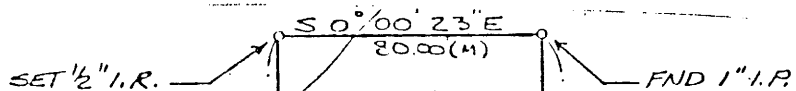
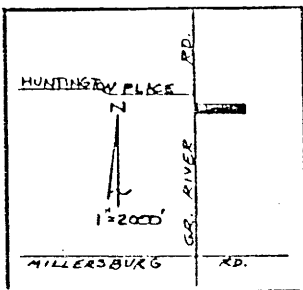
APR. 13 1989

Plat Drawer MS

Card 38

BOB STEELE, RECORDER  
VANDERBURGH COUNTY

## MAPLE GROVE



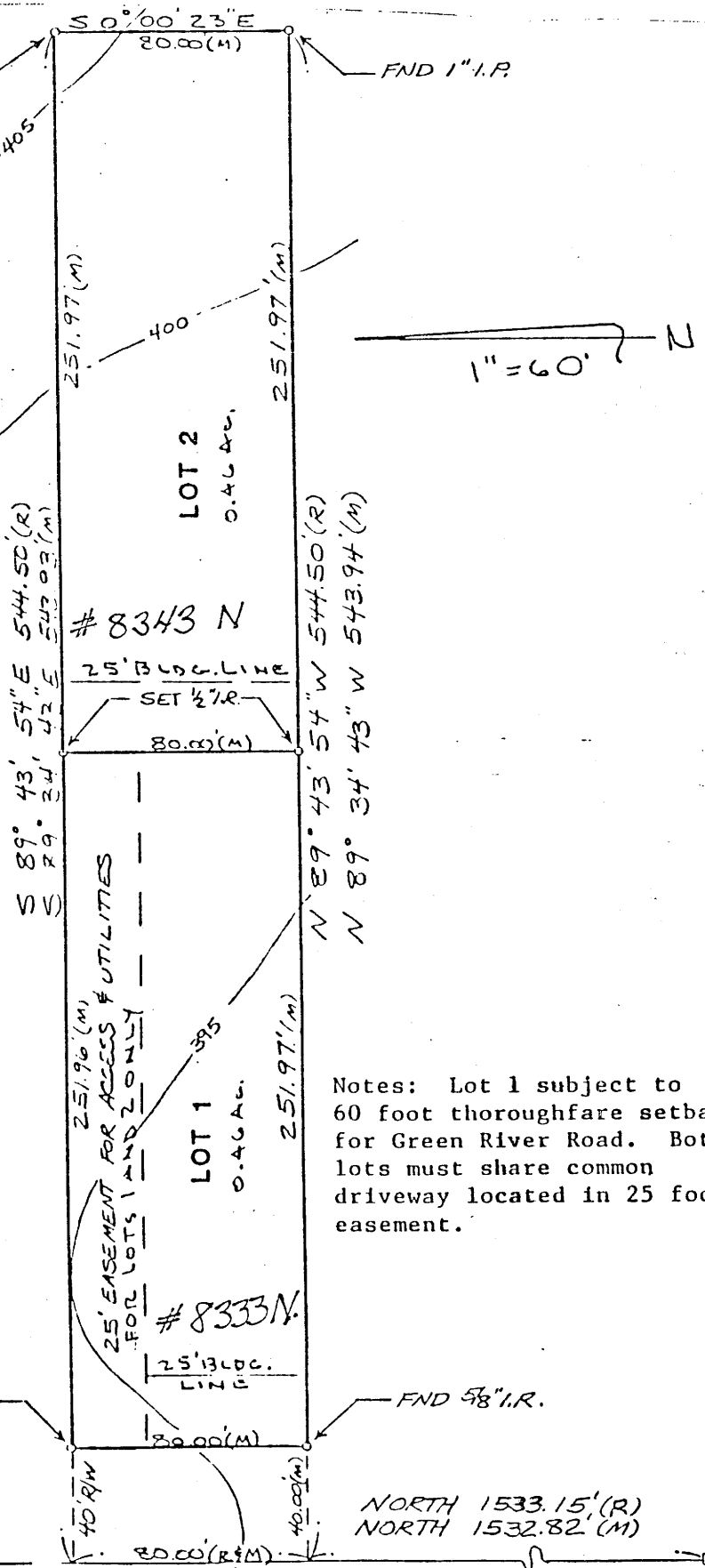
### General Notes:

- Utilities:** Evansville water and sewer are available. Electric is available.
- 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 45 days of disturbance of soil and must remain in place until final grading and shaping.
- Zoning:** Subject property is zoned AG.
- Flood Plain Data:** Property is located outside the 100-year flood zone according to FIRM Panel 25 of 100 dated March 19, 1982 for Vanderburgh County, Indiana. Minimum finished floor elevation to be 2 feet above 100-year flood elevation as determined by the Vanderburgh County Building Commissioner.
- Soil Data:** Iv - Iva silt loam  
HoB<sub>2</sub> - Hosmer silt loam

Part of the Southwest Quarter of Section 25, Township 5 South, Range 10 West in Vanderburgh County, Indiana described as follows:

Beginning at a point in the West line of said Quarter Section, said point being distant North 1532.82 feet from the Southwest corner of said Quarter Section; thence along said West line

- 1st: North 80.00 feet; thence
- 2nd: South 89° 34' 43" East 543.93 feet; thence
- 3rd: South 0° 00' 23" East 80.00 feet; thence
- 4th: North 89° 34' 43" West 543.94 feet to the point of beginning, containing 1.00 acres, more or less.



Notes: Lot 1 subject to 60 foot thoroughfare setback for Green River Road. Both lots must share common driveway located in 25 foot easement.

GREEN RIVER RD.

NORTH 1533.15' (R)  
NORTH 1532.82' (M)

FND I.P. @ S.W. CORNER OF S.W. 1/4, SEC. 25, T5S, R10W

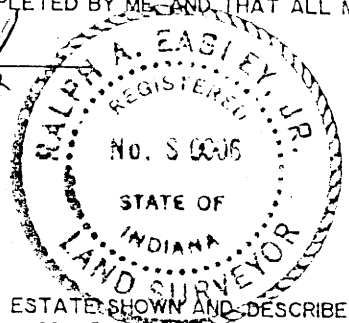
SURVEYORS CERTIFICATE

Ralph A. Easley, Jr.

I, \_\_\_\_\_, HEREBY CERTIFY THAT I AM A 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 LOCATIONS AS NOTED.

DATE 2/27/89

*Ralph A. Easley, Jr.*  
Ralph A. Easley, Jr.  
L.S. No. S 0006



OWNERS CERTIFICATE

I, David Carver, 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 Maple Grove

*David Carver*

David Carver  
R.R.#1, Box 41A  
Elberfeld, IN 47613

NOTARY CERTIFICATE

STATE OF INDIANA )  
                                  ) ss:  
COUNTY OF VANDERBURGH )

Vanderburgh

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

WITNESS MY HAND AND SEAL THIS 31 DAY OF March 1989

MY COMMISSION EXPIRES: 5-15-92

*Judith Woodall*  
NOTARY PUBLIC  
Judith Woodall

RESIDENT OF Warrick COUNTY

PRINTED



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 CO. ON APRIL 13, 1989.

PRESIDENT Alfred H. Bower, Jr.

EXECUTIVE DIRECTOR Barbara L. Cunningham

PLAT RELEASE APRIL 13, 1989

EXECUTIVE DIRECTOR Barbara L. Cunningham

