

89-00630

MS-32

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JAN 11 1989

Don Thompson
AUDITOR

RECEIVED FOR RECORD

at 12:00 P.M.
JAN 11 1989

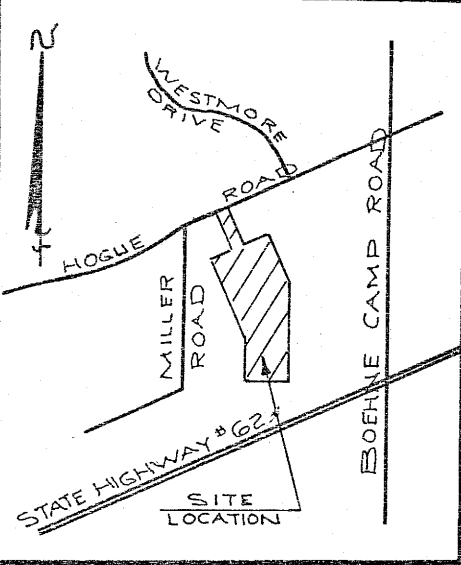
Plat Drawer MS

Card 3R

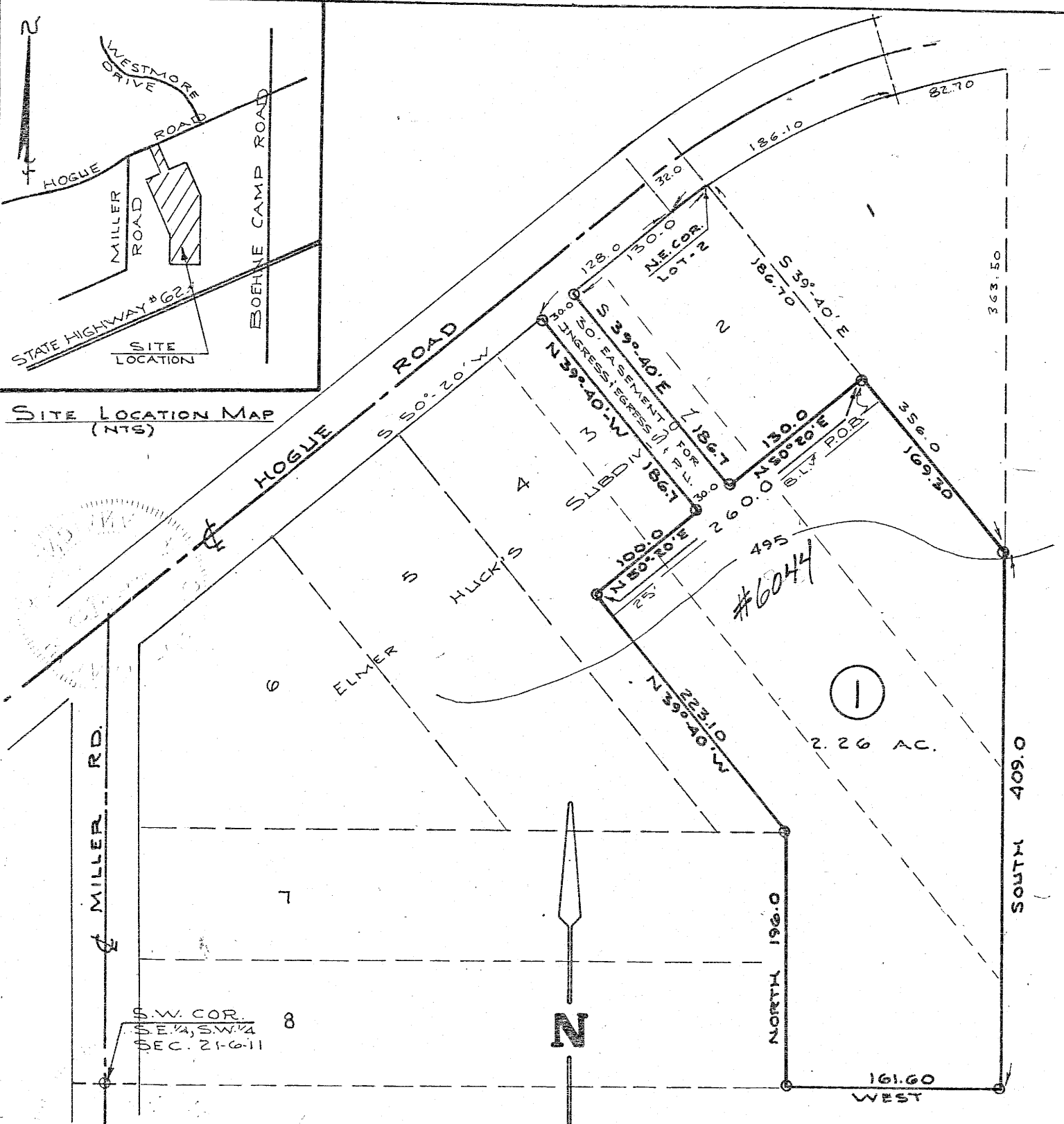
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DO NOT WRITE IN SPACE ABOVE THIS LINE

MICHAEL'S PLACE



SITE LOCATION MAP (NTS)

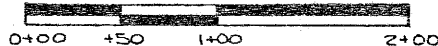


ADJOINING PROPERTY OWNERS:

- 7-159-1 - SMITH, BILL GEORGE & VIRGINIA ELLEN
- 7-159-14 - DUNCAN, OSCAR & SHARON
- 7-159-4 - HANSEN, AUGUST J. & HELEN M.
- 7-159-5 - CLEMENTS KEITH E. & BETH A.
- 7-96-12 - FRANZMAN, ALVIN C. & HELEN E.
- 7-96-73 - RAMSEY, GUY & LAVERNE

NOTE:

30' ACCESS EASEMENT FOR LOT 1 ONLY
AND NOT FOR FUTURE DEVELOPMENT



SCALE 1"=100'

SURVEYORS CERTIFICATE

I, SAM BIGGESTAFF 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 JANUARY 10, 1989

SAM BIGGESTAFF



OWNERS CERTIFICATE

WE, LYDIA J. SEIDL & GARY M. SEIDL, 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 MICHAEL'S PLACE

Lydia J. Seidl
LYDIA J. SEIDL
5921 HOGUE RD. 47712

Gary M. Seidl
GARY M. SEIDL

NOTARY CERTIFICATE

STATE OF INDIANA)
COUNTY OF VANDERBURGH)

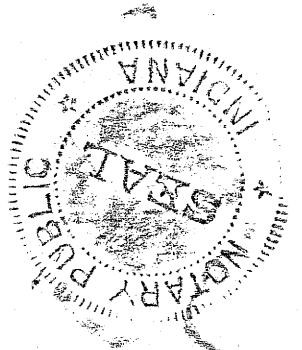
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR Vanderburgh COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND Acknowledged THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 10th DAY OF January 1989.

MY COMMISSION EXPIRES: November 25, 1990

RESIDENT OF Vanderburgh COUNTY

Staci D. Eulton
NOTARY PUBLIC
STACI D. EULTON
PRINTED



A.P.C. CERTIFICATE

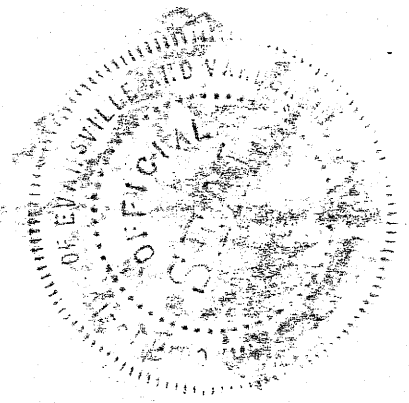
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN SECONDARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH CO. ON JAN 11, 1989.

PRESIDENT Robert H. Bann, Jr.

EXECUTIVE DIRECTOR Barbara S. Cunningham

PLAT RELEASE JAN 11, 1989

EXECUTIVE DIRECTOR Barbara S. Cunningham



NOTES: (These notes are required by the Area Plan Commission)

- 1.) UTILITIES: According to S.I.G. & E. Co. gas and electric power is available to the site; City water and sanitary sewer are also available to the site.
- 2.) FLOOD DATA: According to FIRM Panel 100 of 100 dated March 19, 1982, for Vanderburgh County, Indiana, the proposed site lies outside the 100 flood zone.
- 3.) SOIL TYPE-EROSION CONTROL: According to the Soil Survey of Vanderburgh County Indiana the soil types for the proposed site are AlB2 (Alford Silt loam, 2 to 6% slopes, eroded, medium runoff); and HoC3 (Hosmer Silt loam, 6 to 12% slopes, severely eroded, rapid runoff). Soils with slopes of 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. 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.
- 4.) ZONING: The zoning for the proposed site as well as the adjoining property owners is Agricultural.
- 5.) OWNER & DEVELOPER: Gary M. & Lydia J. Seidl
5921 Hogue Road
Evansville, IN 47712
- 6.) ENGINEER & SURVEYOR: Sam Biggerstaff
1270 Maxwell Avenue
Evansville, IN 47711

DESCRIPTION

Part of Lots Two (2), Three (3), Four (4), Seven (7) and Eight (8) in Elmer Huck's Subdivision of part of the Southeast Quarter of the Southwest Quarter of Section Twenty-one (21), Township Six (6) South, Range Eleven (11) West, lying in Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book "I", page 169 in the office of the Recorder of Vanderburgh County, Indiana, and more particularly described as follows:

Beginning at a point which lies South 39 degrees, 40 minutes East 186.70 feet from the Northeast corner of said Lot 2, thereof; from said place of beginning continue South 39 degrees, 40 minutes East for 169.30 feet, thence South and parallel to the West line of said Quarter Quarter section for 409.0 feet to the Southeast corner of said Lot 8; thence West along the South line of said Lot 8 for 161.60 feet; thence North and parallel to the West line of said Quarter Quarter section for 196.0 feet to a point on the North line of said Lot 7; thence North 39 degrees, 40 minutes West for 223.10 feet; thence North 50 degrees, 20 minutes East for 260.0 feet to the place of beginning.

Also an easement for ingress and egress, a public utility easement 30 feet in width from Hogue Road to the above described real estate.

Beginning at a point on the Southerly right-of-way of Hogue Road which lies South 50 degrees, 20 minutes East for 130.0 feet from said Lot 2; from said place of beginning, thence South 39 degrees, 40 minutes East for 186.7 feet; thence South 50 degrees, 20 minutes West for 30.0 feet; thence North 39 degrees, 40 minutes West 186.7 feet to a point on said right-of-way of Hogue Road; thence North 50 degrees, 20 minutes East along said right-of-way for 30.0 feet to the place of beginning.