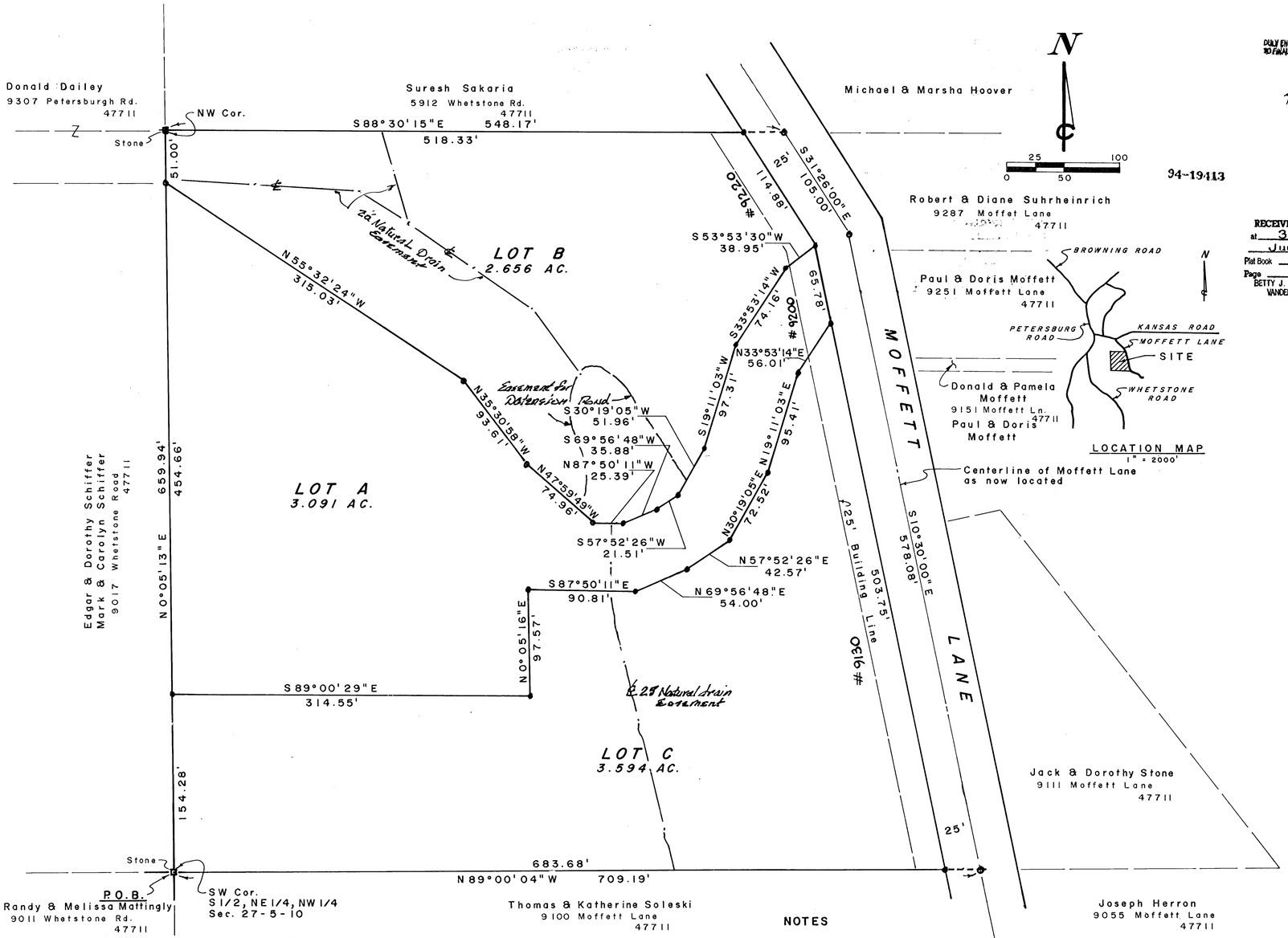
# MILLER SUBDIVISION

O-165




DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 21 1994

Jean Humphrey
AUDITOR
4254

RECEIVED FOR RECORD
at 3:50 PM
July 21 1994
Plat Book O
Page 165
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

Part of the South Half of the Northeast Quarter of the Northwest Quarter of Section 27, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, described as follows:

Beginning at the Southwest corner of said Half Quarter Quarter Section, thence North 0 degrees 05 minutes 13 seconds East along the West line thereof a distance of 659.94 feet to the Northwest corner thereof, thence South 88 degrees 30 minutes 15 seconds East along the North line of said Half Quarter Quarter Section a distance of 548.17 feet to a point in the center of Moffett Lane as now located, thence South 31 degrees 26 minutes 00 seconds East along the center of said road a distance of 105.00 feet, thence South 10 degrees 30 minutes 00 seconds East along the center of said road a distance of 578.08 feet to a point on the South line of said Half Quarter Quarter Section, thence North 89 degrees 00 minutes 04 seconds West along said South line a distance of 709.19 feet to the place of beginning and containing 9.733 acres more or less.

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as

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All streets within the plat are dedicated to the public. Building setback lines are established as shown on the plat between which lines and the property of the street there shall not be erected or maintained any building or structure. Strips of ground marked "P. U. easement" are reserved fur the use of public utilities. Owners of lots shall take title subject to the rights of the public utilities in said strips of ground. Strips of ground marked "drainage easement" are reserved for surface water and/or subsurface water drainage. No structure shall be erected or maintained in said strips of ground. Further, no bushes, shrubs, trees, or any other obstruction that would impede the flow of surface water shall be permitted in said strips of ground. Each lot owner shall be responsible for maintenance (cutting grass and weeds, and removing any obstructions to water flow) of that portion of the drainage channels or swales on their lot.

Jack Stone
Jack Stone

9111 Moffett Lane
Evansville, IN 47711

## 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 owners 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 9th day of July 1994

My commission expires January 19 1997 Notary Public Paula A Bailey

Resident of Vanderburgh County Printed Paula A. Bailey

## A.P.C. CERTIFICATE

Under the authority provided by 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 July 6, 1994.

Plat Release July 21 1994

President Robert H. Bruce Jr.

Executive Director Barbara L. Cummings

Executive Director Barbara L. Cummings

## SURVEYORS CERTIFICATE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 864, Article 1.1, Chapter 8, Section 1 through 34 of the Indiana Administrative Code and accordingly under my supervision. This is a class O survey with a theoretical uncertainty of 0.6 feet as determined by Sub-Section 7d, Section 7 of subject code

Billy T. Nicholson IN No. 7964
Evansville, IN

Date July 7, 1994

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

## NOTES

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 easements 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.

Erosion control: 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. Slopes more than 6% shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must ramain in place until final grading and shapirg.

All corners marked with iron pin except as noted.

Site is outside the 100 year flood zone.

Sanitary Sewer not available. Water and Electric available at Moffett Lane

12-93-23