

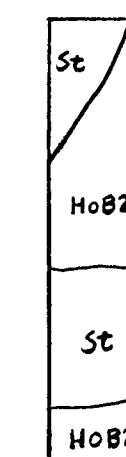
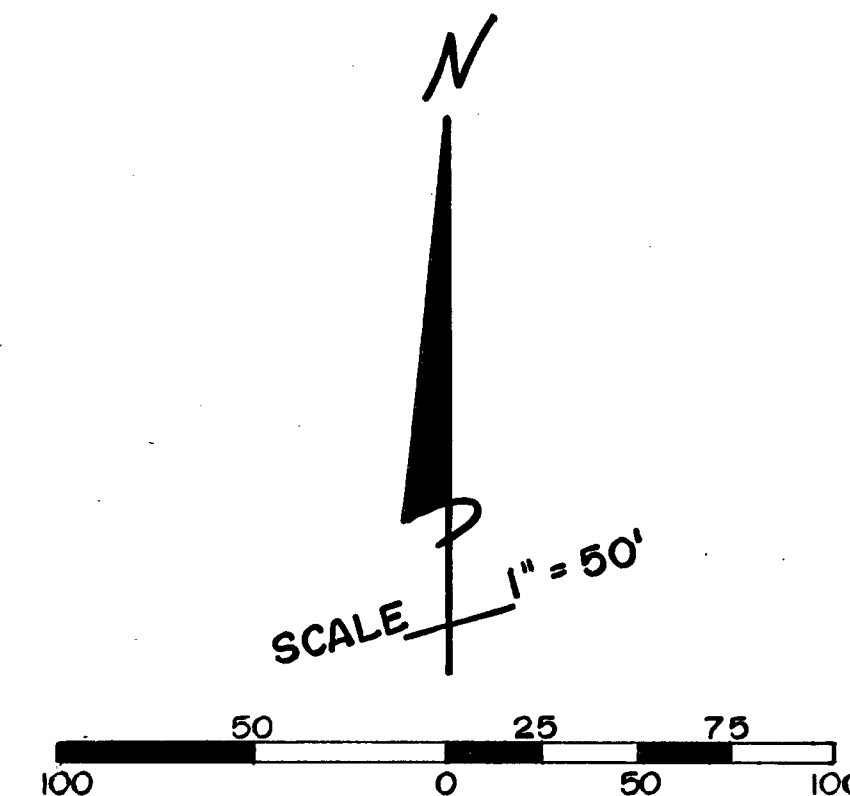
PEPPER'S SUBDIVISION

86-24185

A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP FIVE(S) SOUTH, RANGE TEN (10) WEST IN VANDERBURGH COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

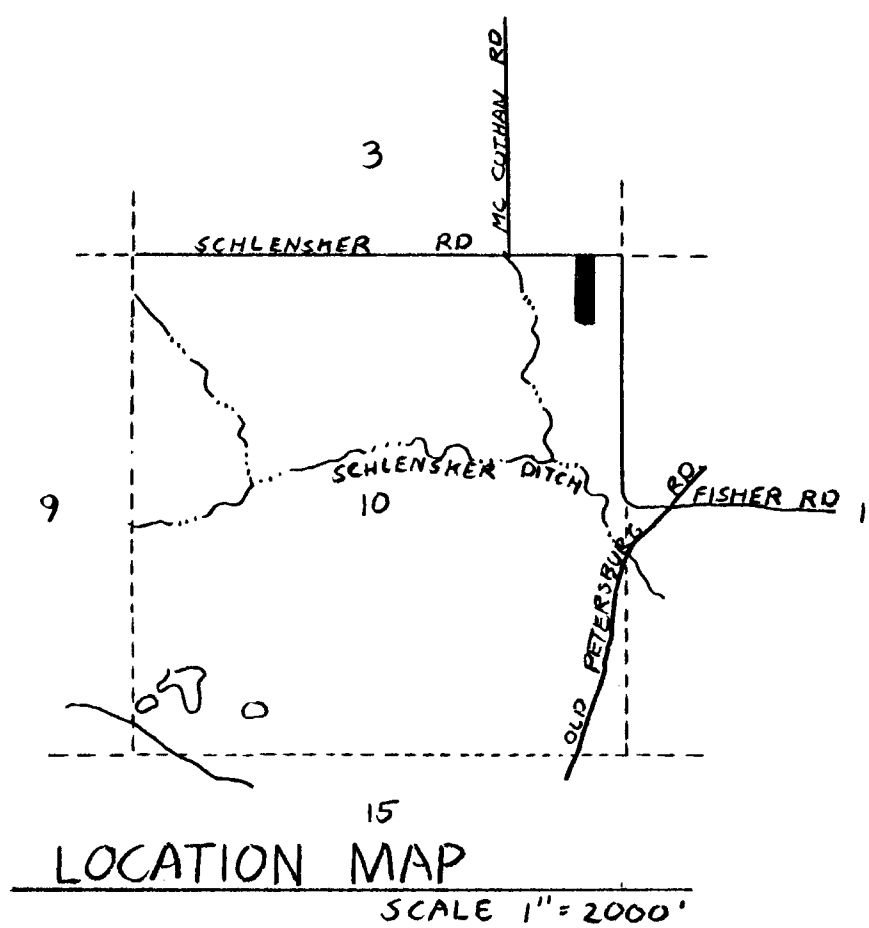
BEGINNING AT AN IRON ON THE NORTH LINE 300.00 FEET NORTH 89° 03' WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH AND PARALLEL TO THE EAST LINE LINE OF SAID QUARTER SECTION 693.85 FEET TO AN IRON; THENCE 89° 02' WEST 187.5 FEET TO AN IRON; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION 693.81 FEET TO AN IRON ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 89° 03' EAST 187.5 FEET TO AN IRON AT THE POINT OF BEGINNING.

CONTAINING 2.98 ACRES MORE OR LESS.



SOIL SURVEY MAP
SCALE 1" = 30'
EROSION PLAN

ALL DISTURBED AREAS SHALL BE MULCHED & SEEDED WITH RYE, RED TOP & WHEAT WITHIN 45 DAYS OF INITIAL DISTURBANCE AND MUST REMAIN IN PLACE UNTIL SHAPED & SEEDED.



DEDICATION CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE HEREIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PEPPER'S SUBDIVISION. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

EASEMENTS FOR INSTALLATION AND MAINTENANCE OF UTILITIES RESERVED AS SHOWN ON THE RECORDED PLAT. WITHIN THESE EASEMENTS, NO STRUCTURE PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENTS AREA OF THE LOT AND ALL IMPROVEMENTS IN IT SHALL BE MAINTAINED CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

WITNESS OUR HANDS AND SEALS THIS 28TH DAY OF Aug, 19 86

Jarvis P. Martin
SIGNATURE

Madeline K. Martin
SIGNATURE

ACKNOWLEDGE CERTIFICATE

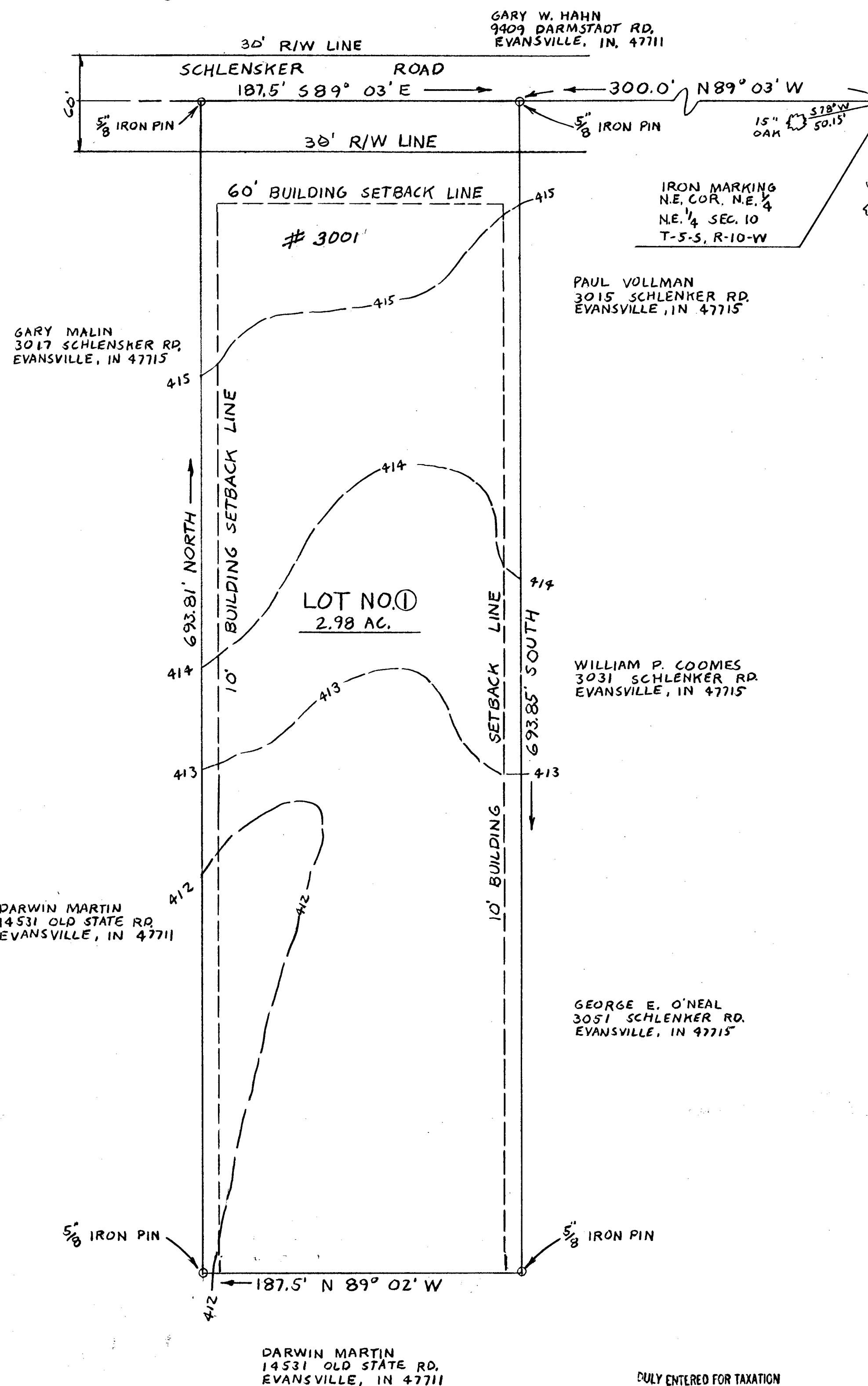
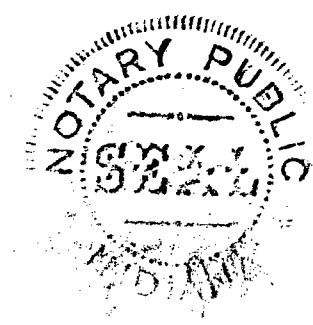
STATE OF INDIANA
COUNTY OF VANDERBURGH

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNERS AND SUBDIVIDERS AND EACH SEPARATELY ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS OR HER VOLUNTARY ACT AND DEED, FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS 28TH DAY OF, Aug 19 86

Ronda L. Ryan
NOTARY PUBLIC
RONDA L. RYAN

MY COMMISSION EXPIRES FEB. 21 19 90



NOTES:

- ALL CULVERTS SHALL BE DESIGNED TO DISCHARGE THE RUN OFF FROM A 25 YR. STORM. THE SIZES OF THE CULVERTS MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.
- ZONING OF SUBJECT PROPERTY & ALL ABUTTING PROPERTY IS AGRICULTURAL.
- THE SEPTIC SYSTEM SHALL BE CONSTRUCTED IN CONFORMITY WITH HSE 25.
- PRIVATE WELL TO BE DRILLED BY OWNERS.
- THE PARENT PROPERTY CONTAINED 19.5 ACRES.

SURVEYORS CERTIFICATE

I, FRED J. KUESTER HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF INDIANA. THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME ON AUGUST 20, 1986. THAT ALL MONUMENTS SHOWN THERE ON ACTUALLY EXIST AND COMPLY WITH THE PROVISIONS OF THE SUBDIVISION CONTROL ORDINANCE.



Fred J. Kuester
FRED J. KUESTER L.S.
IN REG. NO. S0137

I, FRED J. KUESTER, HEREBY CERTIFY THAT THE FINISH FLOOR ELEVATION OF ANY LIVING AREA MUST BE 412' (Which is 2'-0" ABOVE THE 100 YEAR FLOOD PLAIN ELEVATION OF 410' ESTABLISHED OCT. 1981)

VANDERBURGH AREA PLAN COMMISSION

AUDITOR

PRESIDENT

September 19, 1986
PLAT RELEASE

Barbara P. Cunningham
DIRECTOR

RECEIVED FOR RECORD
at 3:14 P.M.
September 22 1986
Plat Book N
Page 43
BOB STEELE, RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION
SEP 22 1986 5820
Bob Steele

TOLERANCES (EXCEPT AS NOTED)	REVISIONS			FRED J. KUESTER PROFESSIONAL ENGINEER LAND SURVEYOR	
	NO.	DATE	BY		
DECIMAL	1			DRAWN BY V. WOLFE	SCALE 1" = 50'
±	2				
FRACTIONAL	3			CHK'D DATE 8-20-86	MATERIAL
±	4				
ANGULAR	5			TRACED	APP'D
±					DRAWING NO.

N-43