

93-00796
ONLY SIGNED FOR TAXATION PURPOSES
TO BE SIGNED FOR TRANSFER.

JAN 3 1993

Don Douglas
AUDITOR
163

0-94

RECEIVED FOR RECORD

at 3:22 P.M.

JAN 8 1993

Plat Book 0

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BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY

OWNER CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon do hereby plat and subdivide the subject real estate and designate the same as PLEASANT HILL Sub-
Building setback lines are established as shown on the plat. No buildings shall be
erected or maintained between the building line and property line. Strips of land of
the width shown on the plat and marked "P.U. Easement" are reserved for the use of Public
Utilities for the installation of water, sewer and gas lines and electric, telephone
and cable television, overhead and underground. No structures other than utility structures
shall be erected or maintained on said strips of land. Drainage easements shown on the
plat shall be for drainage purposes and no fill, structures, shrubs or fences shall be
erected or maintained within these easements. These easements shall be maintained, free
of debris, by the owners of the property on which they are located. Owners of lots shall
take title subject to the rights of the proper authorities in said strips of land. All
street rights-of-way shown on this plat and not heretofore dedicated are hereby declared
dedicated to the common use of Pleasant Hill Subdivision - home owners, tenants,
and guests thereof, and also, for use by all Governmental Agencies or their assigns for
rendering of Governmental Services (including, but not limited to Fire and Police protec-
tion) and also, as easements for drainage and for the use of Public Utilities for the
installation and maintenance of utility services (including, but not limited to water,
sewer, electric, gas, telephone and cable television service and mains, ducts, lines and
wires thereof), subject to all times to the proper authorities.

All easements created by this plat in favor of Governmental Agencies or Public Utilities
shall also accrue to any private contractor or entities installing, maintaining or owning
any said facilities.

Randy C. Mattingly
Edgar Schiffer
Carl Schiffer
Mark B. Schiffer

STATE OF INDIANA)
COUNTY OF VANDERBURGH) SS

Before me, the undersigned, a Notary Public in and for said County and
State, this 5th day of JANUARY, 1993, personally appeared
DOUGLAS H. SCHIFFER, EDGAR C. SCHIFFER, CAROLYN SCHIFFER AND MARK B. SCHIFFER
and acknowledged the execution of the same to be their voluntary act and
deed.

IN WITNESS WHEREOF: I have hereunto subscribed my name and affixed my
official seal.

Judith Woodall
Notary Public (Signature)

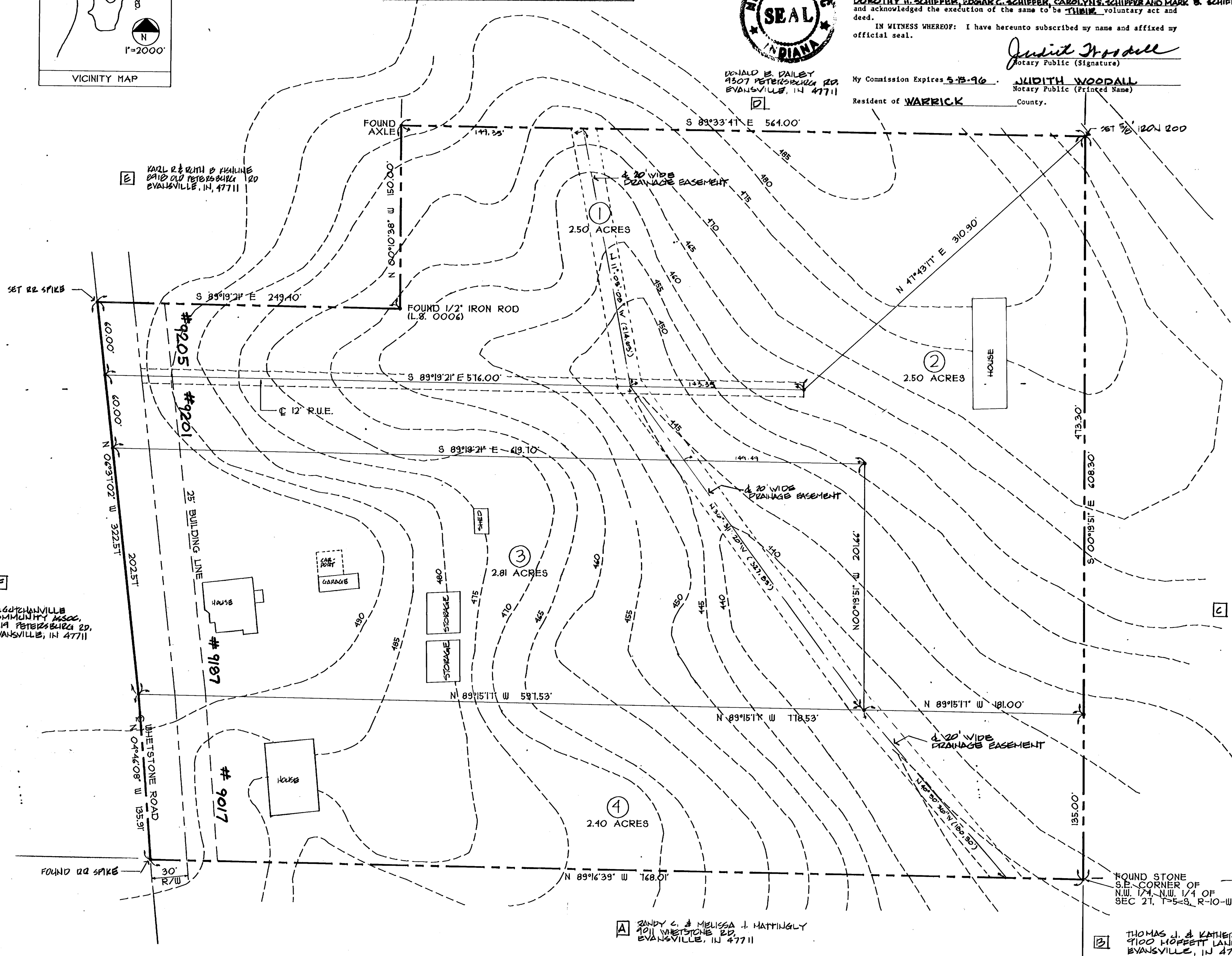
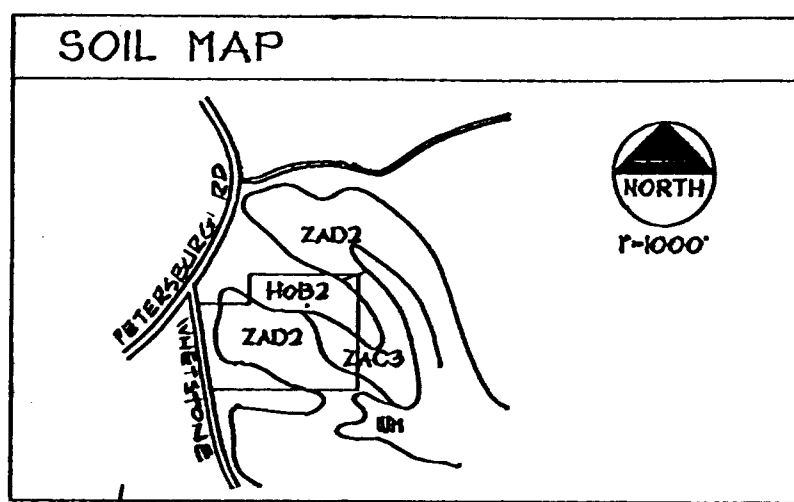
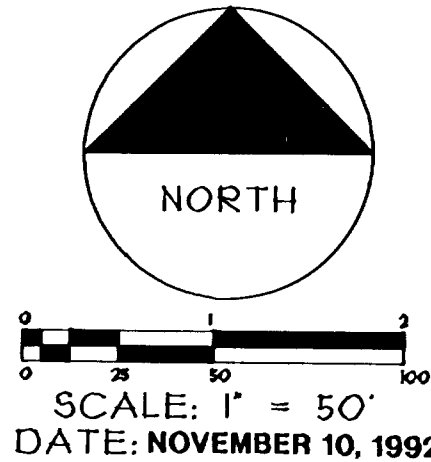
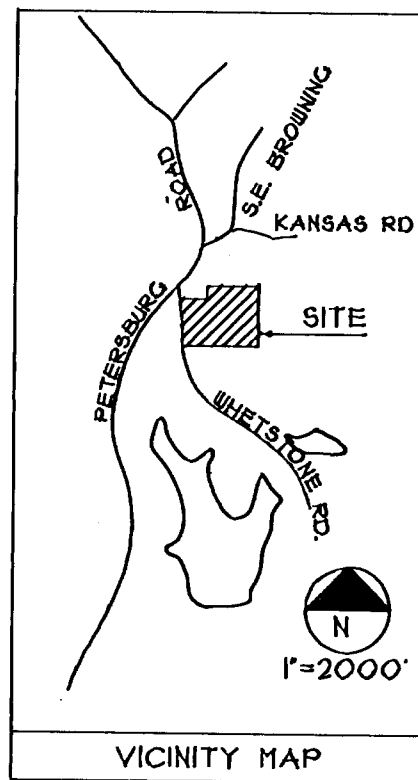
My Commission Expires 5-13-96
JUDITH WOODALL
Notary Public (Printed Name)
County.



DONALD E. DAILEY
1307 PETERSBURG RD
EVANSVILLE, IN 47711

Resident of WARRICK

PLEASANT HILL SUBDIVISION



LAND DESCRIPTION

Part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 5 South, Range 10 West in Vanderburgh County, Indiana, more particularly describe as follows:

Beginning at a stone found at the Southeast corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section

- 1st: North 89° 16' 39" West 758.01 feet to a railroad spike set in the centerline of Whetstone Road; thence along said centerline
- 2nd: North 04° 46' 08" West 135.91 feet to a railroad spike set in said center line; thence continuing along said centerline
- 3th: North 06° 37' 02" West 322.57 feet to a railroad spike set in the centerline of Whetstone Road; thence along said centerline
- 4th: South 89° 19' 21" East 249.40 feet to a 1/2" iron rod found (LS0006); thence
- 5th: North 0° 10' 38" West 150.00 feet to an axle found thence
- 6th: South 89° 33' 47" East 564.00 feet to a 5/8" iron rod set in the East line of said Quarter, Quarter Section; thence along said East line
- 7th: South 0° 19' 51" East 608.30 feet to the point of beginning and containing 10.21 acres, more or less.

SUBJECT TO a 30 foot right-of-way for Whetstone Road, Easterly of and adjacent to the 6th course.

General Notes:

1. Owner/Developer: Edgar Schiffer; 9017 Whetstone Road; Evansville, IN 47711; 812/467-3623 & Pamela S. Bradigan; 272 Bristol Woods Court; Worthington, Ohio 43085.
2. Utilities: City of Evansville water is available. Septic tank required. Southern Indiana Gas and Electric gas and electric are available.
3. Erosion Control: Slopes 0% to 6% shall be mulched and seeded, i.e., rye, 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 5 days of disturbance of soil and must remain in place until final grading and shaping.
4. Zoning: subject property is zoned R-1.
5. Flood Plain Data: The property is not located within the 100-year flood zone according to FIRM Panel 25 of 100 dated August 5, 1991.
6. Soil Data: ZaD2 - Zanesville silt loam; HoB - Hosmer silt loam; HoB2 - Hosmer silt loam, 2 to 6% slope; ZaD2 - Zanesville silt loam, 12 to 18% slope; ZaC3 - Zanesville silt loam, 6 to 12% slope.
7. Any private sewage disposal system installed within this subdivision shall be located and constructed so as to be approvable under the guidelines set forth in all Vanderburgh County and Indiana State Board of Health private sewage disposal ordinances and amendments thereto.
8. Adjacent Property Owners:
 1. Randy C. & Melissa J. Mattingly; 9011 Whetstone Road; Evansville, IN 47711
 2. Thomas J. & Katherine L. Solecki; 9100 Moffett Lane; Evansville, IN 47711
 3. Ferris E. & Mary V. Traylor; P.O. Box 30231; Indianapolis, IN 46230
 4. Donald E. Dailey; 9307 Petersburg Road; Evansville, IN 47711
 5. Karl R. & Ruth B. Kishline; 8918 Old Petersburg Road; Evansville, IN 47711
 6. McCutchanville Community Assoc.; 9219 Petersburg Road; Evansville, IN 47711

ROADWAY PLANS

APPROVED BY BOARD OF COUNTY COMMISSIONERS
VANDERBURGH COUNTY, INDIANA

BY: N/A DATE _____
PRESIDENT

BY: N/A DATE _____
V. PRESIDENT

BY: N/A DATE _____
MEMBER

ATTEST BY: N/A DATE _____

RECOMMENDED FOR APPROVAL

BY: N/A DATE _____
COUNTY HIGHWAY ENGINEER

DRAINAGE PLANS

APPROVED BY VANDERBURGH COUNTY DRAINAGE BOARD
VANDERBURGH COUNTY, INDIANA

BY: N/A DATE _____
PRESIDENT

BY: N/A DATE _____
V. PRESIDENT

BY: N/A DATE _____
MEMBER

ATTEST BY: N/A DATE _____

RECOMMENDED FOR APPROVAL

BY: N/A DATE 10-27-92
COUNTY SURVEYOR

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on NOVEMBER 4, 1992.

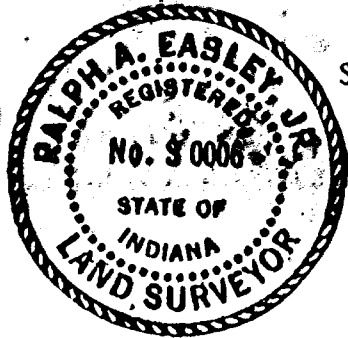
Robert H. Bantz, Jr. President
Barbara R. Cummings Executive Director

Plat Release JAN. 8, 1993
Barbara R. Cummings Executive Director



SURVEYOR'S CERTIFICATE

I, Ralph A. Easley, Jr., hereby certify that I am a Professional Land Surveyor, licensed in compliance with the laws of the State of Indiana; that the plat correctly represents a survey completed by me on 2/20/93; that all the monuments shown thereon actually exist; and that their location, size, type and material are accurately shown.



Ralph A. Easley, Jr.
Ralph A. Easley, Jr.
Indiana Reg. No. S 0006

A RANDY C. & MELISSA J. MATTINGLY
9011 WHETSTONE RD
EVANSVILLE, IN 47711

B THOMAS J. & KATHERINE L. SOLECKI
9100 MOFFETT LANE
EVANSVILLE, IN 47711