Plump Acres Minor Subdivision

RECORDED FOR RECORD
DATE 01-28-03 11:34A.M.
R-37
INSTR 2003R00001350
BERT ... VANDERBURGH ... RDER

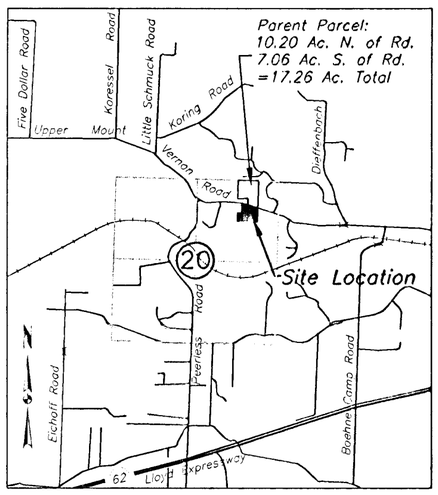
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

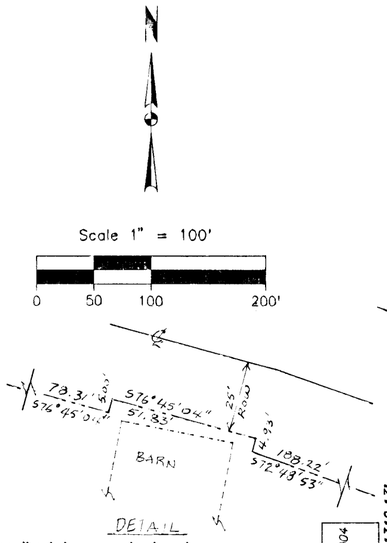
JAN 28 2003

AUDITOR

#673

LOCATION MAP





OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Plump Acres Minor Subdivision. All roads shown and not previously dedicated are hereby dedicated to public use.

By: Manuel L. Curtis Sr.
Manuel L. Curtis, Senior

Virginia E. Curtis
Virginia E. Curtis

6900 Upper Mt. Vernon Rd.
Address
Evansville, Indiana 47712
City State Zip

Mark J. Sammet
Mark J. Sammet

Diane C. Sammet
Diane C. Sammet

3611 Koressel Rd.
Address
Evansville, Indiana 47720
City State Zip

NOTARY CERTIFICATE

STATE OF Florida,

COUNTY OF Lee ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 27th *day of* December, 2002.

My Commission Expires:
12-20-2006.

Notary Resides in Cape Coral, Lee
County, State of Florida.

Deborah C. Tedder
Notary Public Deborah C. Tedder

Deborah C. Tedder
(typed or printed name)

DEBORAH C. TEDDER
Notary Public, State of Florida
My comm. expires Dec. 20, 2006
No. DD 162229

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above Owner(s) and Subdivider(s), who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 3rd *day of* January, 2003

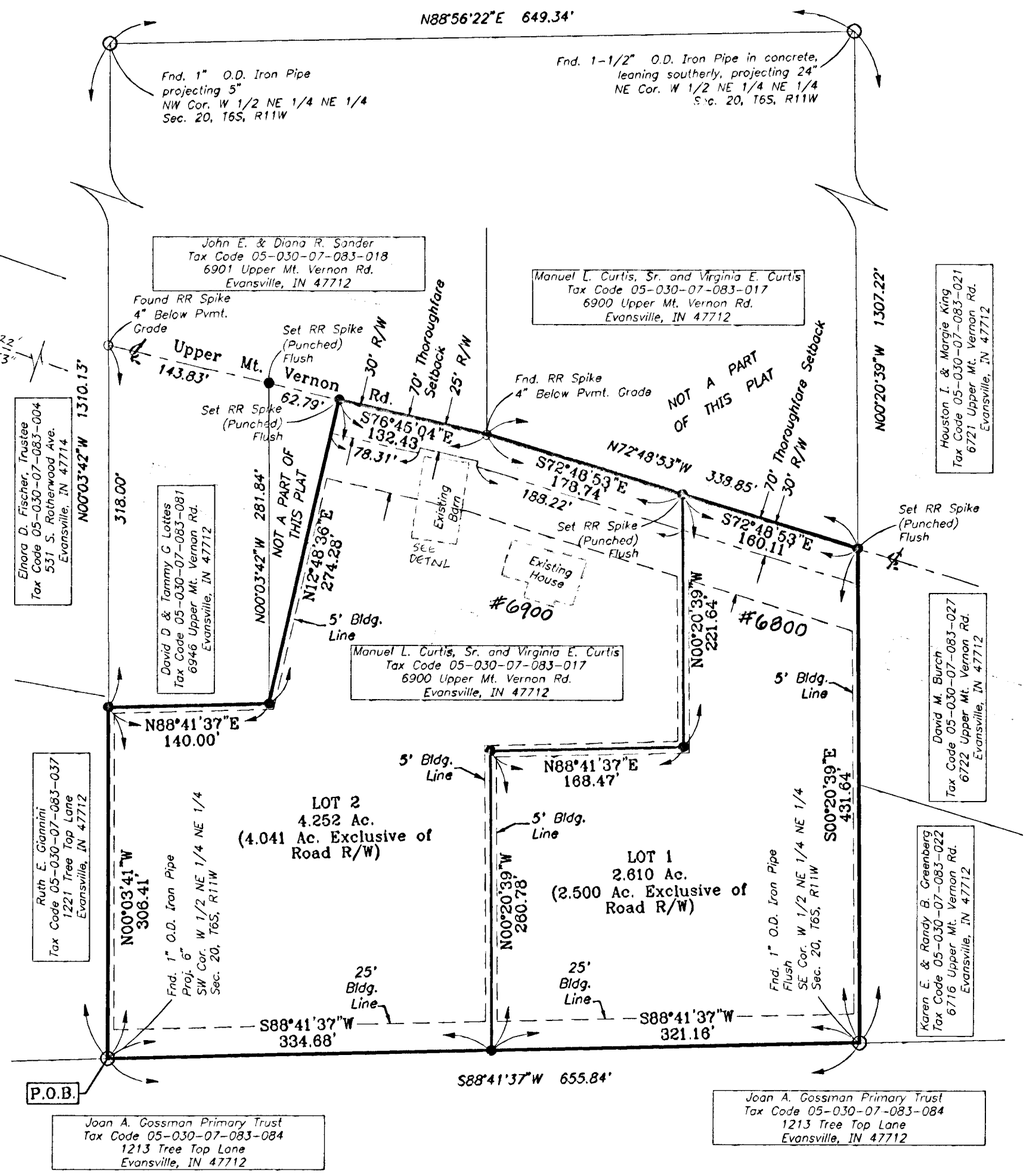
My Commission Expires:
2-10-07

Notary Resides in VANDERBURGH
County, Indiana.

Terry A. Campbell
Notary Public

Terry A. Campbell
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA



AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given SUBDIVISION REVIEW APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE and VANDERBURGH COUNTY at a meeting held on Dec. 10, 2002, ~~2003~~. At Sub Review.

President

Executive Director

Executive Director

PLAT RELEASE DATE: Jan. 28, 2003

BOUNDARY DESCRIPTION

A part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 20, Township 6 South, Range 11 West, of the Second Principal Meridian, Perry Township, Vanderburgh County, Indiana, described as follows: Beginning at a 1" outside diameter iron pipe marking the southwest corner of said quarter-quarter section; thence North 0 degrees 03 minutes 41 seconds West 306.41 feet along the west line of said quarter-quarter section to a point 318.00 feet South of the center of Upper Mount Vernon Road; thence parallel with the south line of said quarter-quarter section North 88 degrees 41 minutes 37 seconds East 140.00 feet; thence North 12 degrees 48 minutes 36 seconds East 274.28 feet to a railroad spike in said Upper Mount Vernon Road; thence South 76 degrees 45 minutes 04 seconds East 132.43 feet to a railroad spike in said road; thence South 72 degrees 48 minutes 53 seconds East 338.85 feet to a railroad spike in said road and the east line of said half-quarter-quarter section; thence South 0 degrees 20 minutes 39 seconds East 431.64 feet along the east line of said half quarter-quarter section to a 1" (outside diameter) iron pipe marking the southeast corner of said half-quarter quarter section; thence South 88 degrees 41 minutes 37 seconds West 655.84 feet along the south line of said quarter-quarter section to the point of beginning and containing 6.862 acres, more or less.

GENERAL NOTES

Flood Plain Data: This subdivision lies entirely within Flood Hazard Zone "C" as plotted by scale from the document entitled "Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 180256 0100 B, Map Revised March 19, 1982."

Utilities: Gas, telephone, electric, and Evansville City water lines are accessible from Lots 1 and 2 along Upper Mount Vernon Road. Lot 2 is currently served by a private water well and private sewage disposal system. Public sewers are not currently available to the site.

Access: Legal access to Lots 1 and 2 is off Upper Mount Vernon Road.

Temporary Erosion Control: Slopes of 0%-6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded and shall have silt fence, straw bales and/or erosion blankets in place within five (5) days of disturbance of soil which must remain in place until final grading and seeding.

Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.

Mailboxes: No brick or other non-breakaway mailbox structures shall be placed in County right of way.

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SURVEYOR'S CERTIFICATE

I, Perry E. Jones, do hereby certify that I am a registered 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.

PERRY E. JONES REGISTERED NO. 9600016 STATE OF INDIANA LAND SURVEYOR

Perry E. Jones 12/13/02.
Perry E. Jones, R.L.S.
Indiana Registration No. 9600016

APC # 1-MS-2003

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