

TEPOOL N-165 MINOR SUBDIVISION

89-01756
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FEB 1 1989
Plat Book N
Page 165
608 STEELE, RECORDER
VANDERBURGH COUNTY

DAILY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSPORT
FEB 1 1989
Ann Thompson
RECORDER 138

GENERAL NOTES

Flood Plain Data: Per F.I.R.M., Vanderburgh County, Indiana, Panel Number 180256 0025 B, dated March 19, 1982, the designated 100 year flood zone elevation is 385.00. The northeast corner of the proposed subdivision lies within this zone. The remainder of the proposed subdivision lies outside of the 100 year flood zone.

Utilities: Water and sanitary sewer are available to the site.

Zoning: The subject property and all abutting property is currently zoned Agricultural.

Temporary Erosion Control:

• Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and shaping.

• Slopes of more than 6% shall be mulched and seeded and 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.

Roadway Easement: Access to Lots 1 and 2 shall be via the existing and future roadways lying within the 15 foot roadway easements shown hereon. The same 15 foot roadway easements shall be used by the two existing residences which lie south of and immediately adjacent to said 15 foot roadway easements. The 15 foot roadway easements shall not be used for any further development other than that shown and described hereon.

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 SECONDARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on FEB 1, 1989.

President: *Spud H. Bana, Jr.*
Executive Director: *Barbara P. Cunningham*
Robert A. & Helen Dodson
5455 Lakeside Drive
Newburgh, IN 47630
PLAT RELEASE DATE: FEB 1, 1989
Executive Director: *Barbara P. Cunningham*

OWNER(S)' CERTIFICATE

The undersigned Owner(s) of the real estate shown and described hereon do(es) hereby plat and subdivide said real estate as shown and designate the same as **TEPOOL MINOR SUBDIVISION**. All easements shown are hereby dedicated for public utility services to lots within the subdivision and for surface water drainage.

Catherine Tepool
Catherine Tepool
R.R. 3
NORTH GREEN RIVER ROAD
EVANSVILLE, IN 47711

Phil & Edna Heston
4461 English Way
Evansville, IN 47711

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

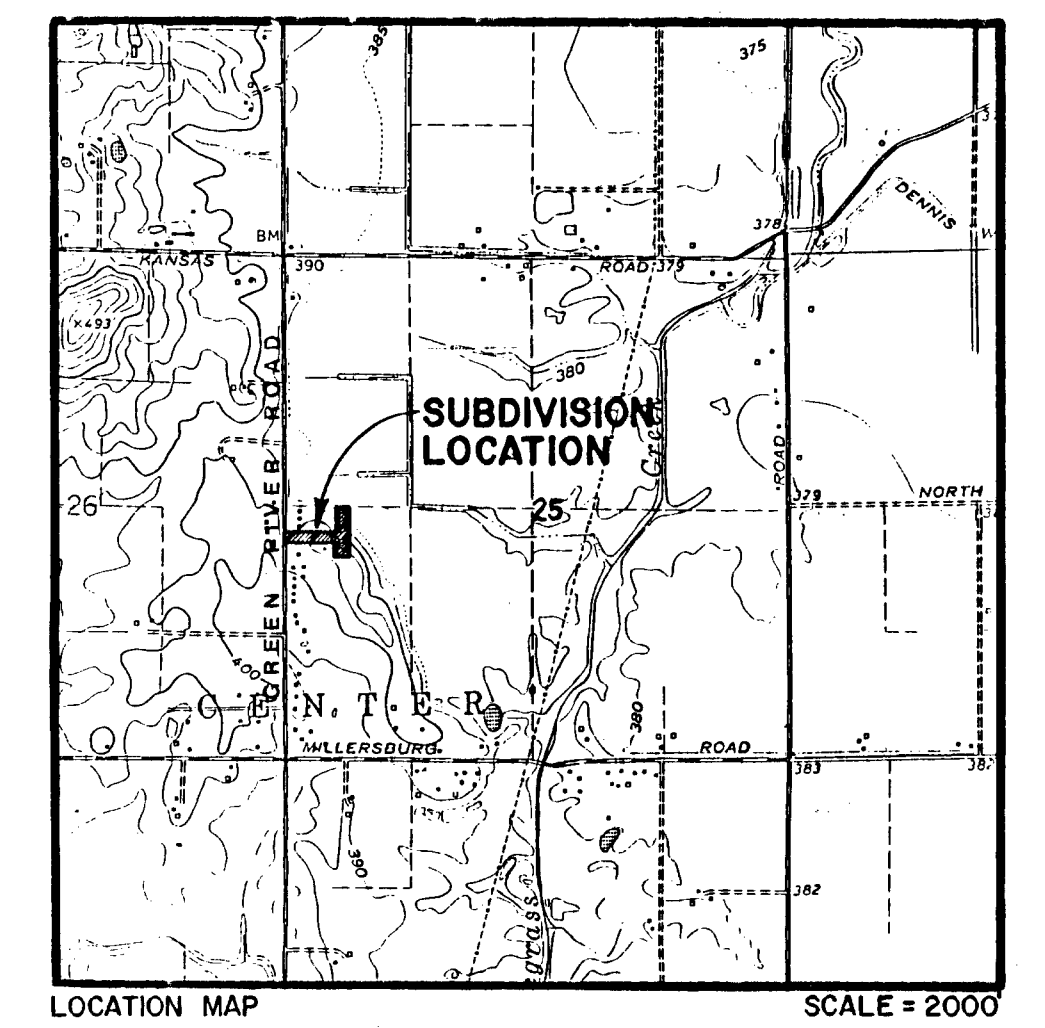
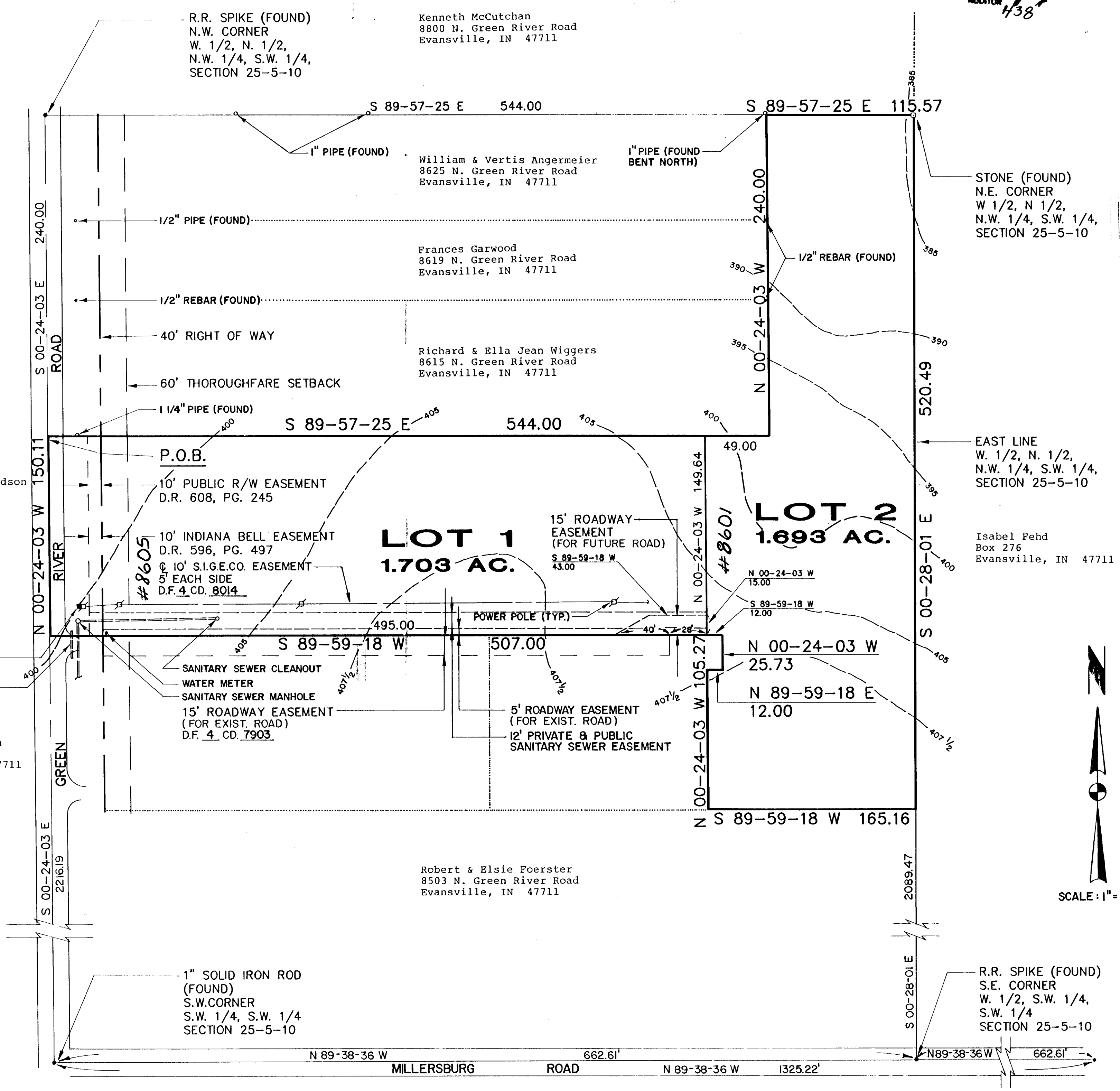
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), who acknowledge(s) the execution of the foregoing plat with the dedications and restrictions thereon, express to be his/her/their voluntary act and deed for the uses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

Witness my hand and seal this 30th day of January, 1989.

My Commission Expires: 2-10-93

Terry Campbell
Notary Public
Terry Campbell
(typed or printed name)

Notary Resides in
Vanderburgh
County, Indiana



BOUNDARY DESCRIPTION

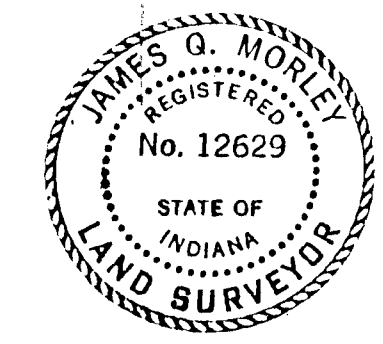
Part of the West Half of the North Half of the Northwest Quarter of the Southwest Quarter of Section 25, Township 5 South, Range 10 West, in Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northwest corner of the West Half of the North Half of said quarter quarter section; thence south 00 degrees 24 minutes 03 seconds east along the west line of the West Half of the North Half of said quarter quarter section 240.00 feet and to the point of beginning; thence south 89 degrees 57 minutes 25 seconds east, parallel with the north line of the West Half of the North Half of said quarter quarter section, 544.00 feet; thence north 00 degrees 24 minutes 03 seconds west 240.00 feet to the north line of the West Half of the North Half of said quarter quarter section; thence south 89 degrees 57 minutes 25 seconds east along said north line 115.57 feet to the east line of the West Half of the North Half of said quarter quarter section; thence south 00 degrees 28 minutes 01 seconds east; along said east line 520.49 feet; thence south 89 degrees 59 minutes 18 seconds west 165.16 feet; thence north 00 degrees 24 minutes 03 seconds west 105.27 feet; thence north 89 degrees 59 minutes 18 seconds east 12.00 feet; thence north 00 degrees 24 minutes 03 seconds west 25.73 feet; thence south 89 degrees 59 minutes 18 seconds west 507.00 feet to the west line of the West Half of the North Half of said quarter quarter section; thence north 00 degrees 24 minutes 03 seconds west along said west line 150.11 feet and to the point of beginning, containing 3.396 acres.

SURVEYOR'S CERTIFICATE

I, James Q. Morley, do hereby certify that I am a professional registered land surveyor, licensed in compliance with the laws of the State of Indiana and that this plat correctly represents a true and accurate survey completed by me on SEPT. 21, 1988, and that the monuments shown hereon actually exist and that their locations and materials are accurately shown.

Witness my hand and seal this 30th day of JANUARY, 1989.



James Q. Morley
James Q. Morley, L.S.
Indiana Registration No. 12629

SCALE: 1" = 50'