Replat of Lots 107–111 in Waverly Place

Plat Book F, Pages 234 & 235

Basis of Bearings

The bearing system of this survey is based on the west line of the subject property being North 00 degrees 00 minutes 00 seconds East as assumed from the original plat of Waverly Place recorded in Plat Book F, Page 234 in the office of the Recorder of Vanderburgh County, Indiana.

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 ft.

Boundary Description

A part of the Northeast Quarter of Section 33, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana. Described as follows:
Beginning at a 5/8" iron pin bearing a survey cap inscribed "D.K.Mills RLS 8800274" monumenting the intersection of the south 25 foot right–of–way line of Monroe Ave. and the east 25 foot right–of–way line of Frederick Ave.; thence North 89 degrees 57 minutes 05 seconds East along said south line of Monroe Ave. 124.91 feet to a 5/8" iron pin bearing a survey cap inscribed "Biggerstaff RLS 9838"; thence leaving said south line South 00 degrees 07 minutes 09 seconds East 132.03 feet to a 5/8" iron pin bearing said Biggerstaff survey cap; thence South 89 degrees 57 minutes 05 seconds West 125.19 feet to a 5/8" iron pin bearing said D.K.Mills survey cap; thence North 00 degrees 00 minutes 00 seconds East along the east 25 foot right–of–way line of Frederick Ave. 132.03' to the point of beginning.

Containing 0.379 Acres or 16,509.88 Square Feet.

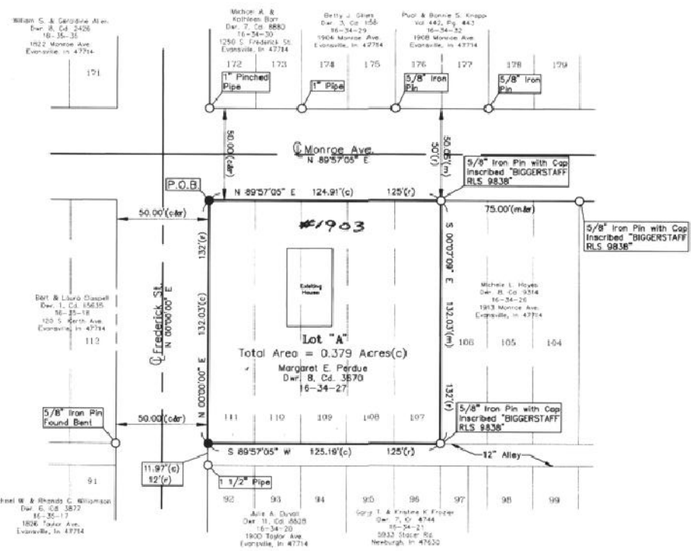
Owner's Certificate

I, the undersigned owner of the real estate shown and described herein, do hereby certify that I have laid off, platted, and subdivided, and hereby lay off, plat and subdivide said real estate in accordance with the within plat. This subdivision shall be known and designated as Lot "A" in Waverly Place, a subdivision to Vanderburgh County, Indiana. Strips of ground, of the width shown on this plat and marked "Public Utility Easement", are hereby dedicated 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 erected 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.

WITNESS my hand and seal this 9th day of July, 1999

Margaret Perdue
Margaret Perdue

Mailing Address
Margaret Perdue
1903 Monroe Avenue
Evansville, In 47714



Notes

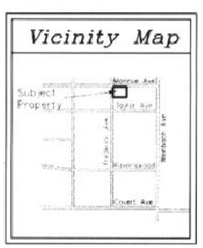
① According to the Federal Emergency Management Agency (FEMA) Map for the city of Evansville, Indiana, Community – Panel Number 180257–0007 B (dated October 15, 1981) the subject property does not lie within a special flood hazard zone.

② UTILITIES: Gas and electric are available at the site.
Municipal water and sanitary sewers are available at site.
Connections are subject to fees.

④ All lots meet the requirements as specified in Table A of the Zoning Code.

⑤ No brick or other non–breakaway mailbox structures can be placed in the right of way.

Vicinity Map



Legend

- ● 5/8" Iron Pin Set Bearing Survey Cap Inscribed "D.K.Mills RLS 8800274"
- ○ Monument Found as Noted
- Subject Property Lines
- Adjoining Property Lines
- Center Lines
- Right–of–Way Lines
- Original Lot Lines

MAY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER.

JUL 13 1999

Suzanne M. Crouch
AUDITOR

#4676

RECEIVED FOR RECORD
at 1:08 P M
JULY 13 1999
Plat Book Q-
Page 24
BETTY J. HERMANN RECORDER
VANDERBURGH COUNTY
1999R00023313

TEMPORARY EROSION CONTROL STATEMENT

Slopes 0% to 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.

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 the execution of the foregoing plat with the dedications and restrictions shown thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 9th day of July, 1999

My Commission Expires: 4-10-07

Notary Public

Notary Resides in: Vanderburgh County

(Printed Name)

State of Indiana

NOTARY PUBLIC SEAL

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 PRIMARY APPROVAL by the AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY at a meeting held on June 2nd, 1999

President

Attest Executive Director

Secondary plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: July 13, 1999

OFFICIAL SEAL

Surveyor's Certification

I, David K. Mills, 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 all locations noted.

David K. Mills, RLS 8800274

July 8, 1999
Date

DAVID K. MILLS REGISTERED No. 8800274 STATE OF INDIANA LAND SURVEYOR

Q-24

APC# 13-113-99