For easement Applying to this deed see Deed Drawer 9 card 3867

Carey Minor Subdivision

A Residential Minor Subdivision

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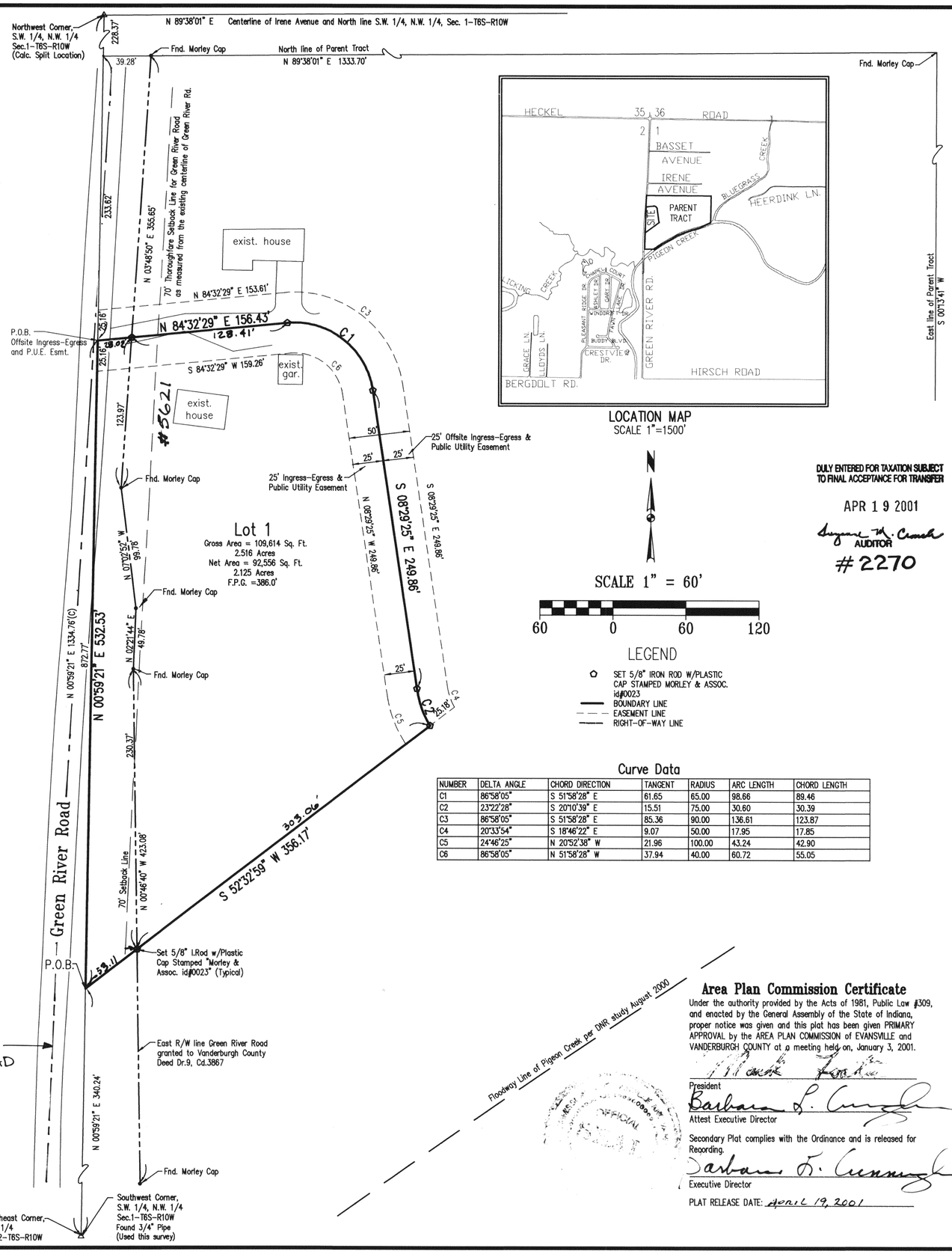
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY
APRIL 19, 2001
2001R00012021

Q-129



LOCATION MAP
SCALE 1"=1500'

SCALE 1" = 60'

60 0 60 120

LEGEND

- SET 5/8" IRON ROD W/PLASTIC CAP STAMPED MORLEY & ASSOC. id#0023
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

Curve Data

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	86°58'05"	S 51°58'28" E	61.65	65.00	98.66	89.46
C2	23°22'28"	S 20°10'39" E	15.51	75.00	30.60	30.39
C3	86°58'05"	S 51°58'28" E	85.36	90.00	136.61	123.87
C4	20°33'54"	S 18°46'22" E	9.07	50.00	17.95	17.85
C5	24°46'25"	N 20°52'38" W	21.96	100.00	43.24	42.90
C6	86°58'05"	N 51°58'28" W	37.94	40.00	60.72	55.05

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

APR 19 2001

Suzanne M. Crouch AUDITOR

#2270

General Notes

Utilities: Water is available on site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: All of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0025 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

The lowest floor elevations of any enclosed space (including garage) must be at least two feet above the 100 year flood elevation. This minimum floor elevation is called Flood Protection Grade (FPG). Additional information may be obtained from the Vanderburgh County Building Commissioner. First floor grades shall be set to allow for proper drainage around houses. All first floor grades shall conform to local and state enforced building codes.

Erosion Control: The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local erosion control laws.

Temporary Erosion Control of Disturbed Areas: Slopes of 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.

A recorded survey of the entire parent tract has been recorded in the office of the Recorder of Vanderburgh County, Indiana as Doc. No 2000R00033341.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Private Sewerage Disposal Requirements: A Plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of a private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it can not be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, 1AC-410-8, and any Vanderburgh County Ordinance and amendments thereto.

The ingress-egress easement located onsite and off is for the benefit of the owner of Lot 1 and the future owners of the remainder of the parent tract. This easement is a private roadway and shall be maintained by the owners of Lot 1 and the future owners of the parent tract. The cost of maintaining said easement shall be based on the proportionate share of parcels that are developed, which includes Lot 1 and the future owners of the parent tract.

The ingress-egress easement located on and off-site will not be passable in the event a 100 year flood occurs.

Boundary Description

Part of the Southwest Quarter of the Northwest Quarter of Section One (1), Township Six (6) South, Range Ten (10) West in CENTER TOWNSHIP, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said quarter quarter section; thence along the west line thereof North 00 degrees 59 minutes 21 seconds East 340.24 feet to the point of beginning; thence continue along said west line North 00 degrees 59 minutes 21 seconds East 532.53 feet; thence North 84 degrees 32 minutes 29 seconds East 156.43 feet to the point of curvature of a curve to the right, concave to the southwest having a central angle of 86 degrees 58 minutes 05 seconds and a radius of 65.00 feet from which a chord bears South 51 degrees 58 minutes 28 seconds East 89.46 feet; thence along the arc of said curve 98.66 feet; thence South 08 degrees 29 minutes 25 seconds East 249.86 feet to the point of curvature of a curve to the left, concave to the northeast having a central angle of 23 degrees 22 minutes 28 seconds and a radius of 75.00 feet from which a chord bears South 20 degrees 10 minutes 39 seconds East 30.39 feet; thence along the arc of said curve 30.60 feet; thence South 52 degrees 32 minutes 59 seconds West 356.17 feet to the point of beginning, containing a gross area of 109,614 square feet (2.516 acres).

Also, an offsite easement for ingress-egress and public utilities being a part of the Southwest Quarter of the Northwest Quarter of Section One (1), Township Six (6) South, Range Ten (10) West in CENTER TWP., Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of said quarter quarter section; thence along the west line thereof North 00 degrees 59 minutes 21 seconds East 872.77 feet to the point of beginning; thence continuing along said west line North 00 degrees 59 minutes 21 seconds East 25.16 feet; thence North 84 degrees 32 minutes 29 seconds East 153.61 feet to the point of curvature of a curve to the right, concave to the southwest, having a central angle of 86 degrees 58 minutes 05 seconds and a radius of 90.00 feet from which a chord bears South 51 degrees 58 minutes 28 seconds East 123.87 feet; thence along the arc of said curve 136.61 feet; thence South 08 degrees 29 minutes 25 seconds East 249.86 feet to the point of curvature of a curve to the left, concave to the northeast having a central angle of 20 degrees 33 minutes 54 seconds and a radius of 50.00 feet from which a chord bears South 18 degrees 46 minutes 22 seconds East 17.85 feet; thence along the arc of said curve 17.95 feet; thence South 52 degrees 32 minutes 59 seconds West 25.18 feet to the point of curvature of a nontangent curve to the right, concave to the northeast having a central angle of 23 degrees 22 minutes 28 seconds and a radius of 75.00 feet from which a chord bears North 20 degrees 10 minutes 39 seconds West, 30.39 feet; thence along the arc of said curve 30.60 feet; thence North 08 degrees 29 minutes 25 seconds West 249.86 feet to the point of curvature of a curve to the left, concave to the southwest having a central angle of 86 degrees 58 minutes 05 seconds and a radius of 65.00 feet from which a chord bears North 51 degrees 58 minutes 28 seconds West, 89.46 feet; thence along the arc of said curve 98.66 feet; thence South 84 degrees 32 minutes 29 seconds West 156.43 feet to the point of beginning.

Subject to the right-of-way for Green River Road granted to Vanderburgh County as recorded in Deed Drawer 9, Card 3867 in the office of the Recorder of Vanderburgh County, Indiana.

Subject to all easements and rights-of-ways of record.

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 **Carey Minor Subdivision**.

Developer

William G. Carey

William G. Carey
1044 Oak Trace
Evansville, IN 47725

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 and Subdivider, (William G. Carey) who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 10th day of April, 2001.

My Commission Expires: 4-11-07

Sharon J. Burks-Maier NOTARY PUBLIC STATE OF INDIANA

Notary Public Sharon J. Burks-Maier
(typed or printed name)

Notary Resides in Vanderburgh County, 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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, January 3, 2001.

President

Barbara L. Cunningham
Attest Executive Director

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

Barbara L. Cunningham
Executive Director

PLAT RELEASE DATE: April 19, 2001

Surveyor's Certificate

I, Scott D. Buedel, do 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 locations as noted.

Witness my hand and seal this 10th day of APRIL, 2001.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

Scott D. Buedel

Scott D. Buedel, PLS
Indiana Registration No. 00031
Morley and Associates, inc.
600 SE. Sixth Street
Evansville, IN. 47713

Q-129 APC # 2-MS-2001

Secondary Plat
4316\minor.dwg 4-10-01 B.A.S.