

D:\PROJECT\V330\REPLAT.DWG Tue Apr 30 08:23:03 2002 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED

VANDERBURGH COUNTY
FILED
OCT 21 2002
AUDITOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 21 2002
AUDITOR
#7273

RECEIVED FOR RECORD
DATE 10-21-02 9:56 AM
PLAT BOOK R-
PAGE 23
INSTR # 2002R00040231
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

REPLAT OF LOT 4 OF IRIS SUBDIVISION

GENERAL NOTES:

1.) OWNER/DEVELOPER: ROBERT J. FENNEMAN, SR.; 4510 KRATZVILLE RD; EVANSVILLE, IN 47710; (812) 401-5762

2.) UTILITIES: VECTREN HAS GAS & ELECTRIC TO THE SITE. EWSU HAS WATER TO THE SITE. SEWAGE WILL BE HANDLED BY PRIVATE SEPTIC SYSTEM AS APPROVED BY THE COUNTY HEALTH DEPT.

3.) EROSION CONTROL: SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E., RYE, RED TOP, AND WHEAT (WHICH SHALL 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 CONTROL BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

4.) FLOOD PLAIN DATA: NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD HAZARD AREA AS PER THE FIRM PANEL MAP 180256 0015 C FOR VANDERBURGH COUNTY, INDIANA DATED AUGUST 05, 1991.

5.) NO NON-BREAKAWAY STRUCTURES MAY BE PLACED WITHIN PLATTED RIGHTS-OF-WAY.

LEGAL DESCRIPTION:

LOT 4 IN IRIS SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "N", PAGE 42 ALSO PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 10 WEST IN SCOTT TOWNSHIP, VANDERBURGH COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF SAID QUARTER, QUARTER SECTION, ALSO BEING THE SOUTHEAST CORNER OF THE IRIS SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK N, PAGE 42 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE EAST LINE OF SAID QUARTER, QUARTER SECTION AND SAID SUBDIVISION, NORTH 00°01'17" EAST 803.92 TO THE NORTHEAST CORNER OF LOT 5 IN SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION, ALSO BEING THE SOUTHEASTERN RIGHT-OF-WAY OF BOONVILLE-NEW HARMONY ROAD, SOUTH 68°15'35" WEST 88.75 FEET; THENCE CONTINUING ALONG SAID LINE, SOUTH 62°25'27" WEST 98.51 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4 AND BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST LINE OF SAID LOT 4

1 ST: SOUTH 28°04'28" EAST 146.00 FEET TO THE EASTERNMOST CORNER OF SAID LOT4 ; THENCE ALONG THE SOUTHEAST LINE OF SAID LOT 4

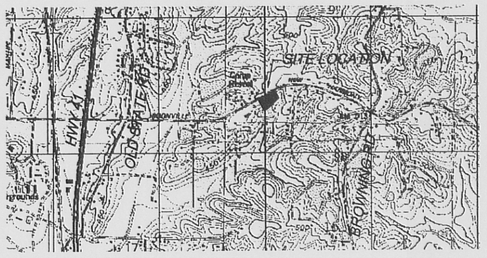
2 ND: SOUTH 34°36'32" WEST 323.88 FEET; THENCE

3 RD: SOUTH 63°40'23" WEST 202.40 FEET; THENCE

4 TH: NORTH 29°19'28" WEST 281.00 FEET TO THE SOUTHEAST RIGHT-OF-WAY LINE OF BOONVILLE-NEW HARMONY ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 2 (TWO) COURSES

5 TH: NORTH 60°40'32" EAST 244.65 FEET; THENCE

6 TH: NORTH 61°25'37" EAST 251.63 FEET AND CONTAINING 2.797 ACRES, MORE OR LESS.



VICINITY MAP
1" = 2000'

OWNERS CERTIFICATE

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON DOES HEREBY PLAT AND SUBDIVIDE SAID REAL ESTATE AS SHOWN AND DESIGNATES THE SAME AS THE REPLAT OF LOT 4 OF IRIS SUBDIVISION ALL ROADS SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

STRIPS OF GROUND, OF THE WIDTH SHOWN ON THIS PLAT AND MARKED "PUBLIC UTILITY EASEMENT" ARE HEREBY DEDICATED TO PUBLIC UTILITIES FOR THE INSTALLATION, MAINTENANCE, OPERATION, ENLARGEMENT, AND REPAIR OF THE UTILITY FACILITIES, WHETHER ABOVE 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 LOCATED 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 EASEMENT BY SAID UTILITY.

Robert J. Fenneman, Sr.
ROBERT J. FENNEMAN
4646 ENGLISH WAY
EVANSVILLE, IN 47725

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA PERSONALLY APPEARED THE ABOVE SIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 9th DAY OF May, 2002.

MY COMMISSION EXPIRES: 7/1/06 Patricia E. Keith

RESIDENT OF VANDERBURGH COUNTY Patricia E. Keith

NOTARY PUBLIC SEAL INDIANA

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; AND FURTHER CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME, AND THAT ALL MONUMENTS SHOWN EXIST AT ALL LOCATIONS NOTED.

Ralph A. Easley, Jr.
RALPH A. EASLEY, JR.
INDIANA REG. NO. S0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

APC 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 ON April 9, 2002 (or Sub Recieu)

PLAT RELEASE Oct. 21, 2002
PRESIDENT Mark Foster
EXECUTIVE DIRECTOR Bradley S. Smith

R-23

ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY REPLAT OF LOT 4 OF THE
IRIS SUBDIVISION
ROBERT FENNEMAN
VANDERBURGH COUNTY, IN

DRAWN BY: JKS
CHECKED BY: RAE
SCALE: 1" = 40'
DATE: 03-07-02
PROJECT NO.: 7330
REVISIONS JKS 04-29-02
SHEET NO.: 1 OF 1

APC# 14-M3-2002