DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 2 8 2003

Bill Stutz
AUDITOR
#679

RECORDED FOR RECORD
DATE 01-28-03 3:11 P.M.
PLAT BOOK R-
PAGE 38
INSTR # 2003R0000490
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

SECONDARY PLAT OF: SHAMO ACRES MINOR SUBDIVISION, A REPLAT OF LOT # 10 IN TALBOT'S SUBDIVISION

Lot 10 in Talbot's Subdivision per plat thereof, recorded in Plat Book "H" page 102 in the office of the recorder of Vanderburgh County, being part of the Southwest Quarter of the Northeast Quarter of Section 21, Township 5 South, Range 10 West and more particularly described as follows:

Beginning at a 5/8 inch iron rod with LS cap stamped "EASLEY S0006" at the Northwest corner of said Quarter, Quarter Section, said point being the Northwest corner of said Lot 10; thence along the North line of said Quarter, Quarter Section and Lot 10

1st: North 89°31'46" East 493.39 feet to a 1/2 inch iron rod in the Westerly right-of-way line for Browning road at the Northeast corner of said Lot 10, thence along said right-of-way and the Easterly Line of said Lot 10

2nd: South 22°45'16" East 278.41 feet to a 5/8 inch iron rod with LS cap stamped "EASLEY S0006" at the Southeast corner of said Lot 10; thence along the South line of said Lot 10

3rd: South 89°18'15" West 601.43 feet to a 5/8 inch iron rod with LS cap stamped "EASLEY S0006" at the Southwest corner of said Lot 10, also being in the West line of said Quarter, Quarter Section; thence along the West line of said Quarter, Quarter Section and Lot 10

4th: North 00°04'14" East 260.00 feet to the True Point of Beginning, containing 3.25 Acres more or less.

THE GENERAL NOTES:

1. DEVELOPER: JOHN SHAMO, 5850 TEMPER TRAIL, EVANSVILLE, IN 47720

2. UTILITIES: CITY OF EVANSVILLE WATER AND SEWER SERVICES ARE AVAILABLE. SOUTHERN INDIANA GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS LOCATED IN ZONE C COMMUNITY PANEL 180258 0025C FOR VANDERBURGH COUNTY, INDIANA DATED AUGUST 5, 1991

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.

5. NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY R-O-W.

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.

SEAL
RALPH A. EASLEY JR.
INDIANA REG. NO. S0006
DATE SURVEY WAS CONDUCTED: MAY 17, 2002

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

OWNERS CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS: SHAMO ACRES MINOR SUBDIVISION

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 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 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.

STRIPS OF GROUND MARKED "DRAINAGE EASEMENT" ARE DEDICATED FOR SURFACE WATER AND/OR SUBSURFACE WATER DRAINAGE; PROVIDED, HOWEVER, THAT PUBLIC UTILITIES ARE HEREBY PERMITTED TO CROSS SUCH DRAINAGE EASEMENTS WITH PUBLIC UTILITY FACILITIES; AND PROVIDED THAT SUCH FACILITIES ARE NOT PLACED IN SUCH MANNER AS TO IMPEDE THE FLOW OF WATER AND FURTHER PROVIDED THAT SUCH DRAINAGE EASEMENTS MAY BE USED FOR INGRESS AND EGRESS AND TEMPORARY STAGING AREAS FOR WORK BY PUBLIC UTILITIES.
INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN A PUBLIC DRAINAGE EASEMENT WHICH WILL INTERFERE WITH THE FLOW OF SURFACE WATER ALONG DRAINAGE EASEMENTS.

STRIPS OF GROUND MARKED "EASEMENT FOR INGRESS & EGRESS" ARE DEDICATED FOR INGRESS & EGRESS BY THE OWNERS OF INDIVIDUAL LOTS PLATED HERIN. INDIVIDUAL LOT OWNERS SHALL NOT CONSTRUCT OR PLACE ANY OBSTRUCTION WITHIN AN EASMENT FOR INGRESS & EGRESS SAID EASEMENT SHALL BE A PART OF SAID LOTS AND PERPETUALLY CONVAYED WITH SAID LOTS.

JOHN SHAMO

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 ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 11th DAY OF DECEMBER 2002.

MY COMMISSION EXPIRES: 4-15-08

RESIDENT OF VANDERBURGH COUNTY

JUDITH WOODALL

NOTARY PUBLIC SEAL INDIANA

APC CERTIFICATE:

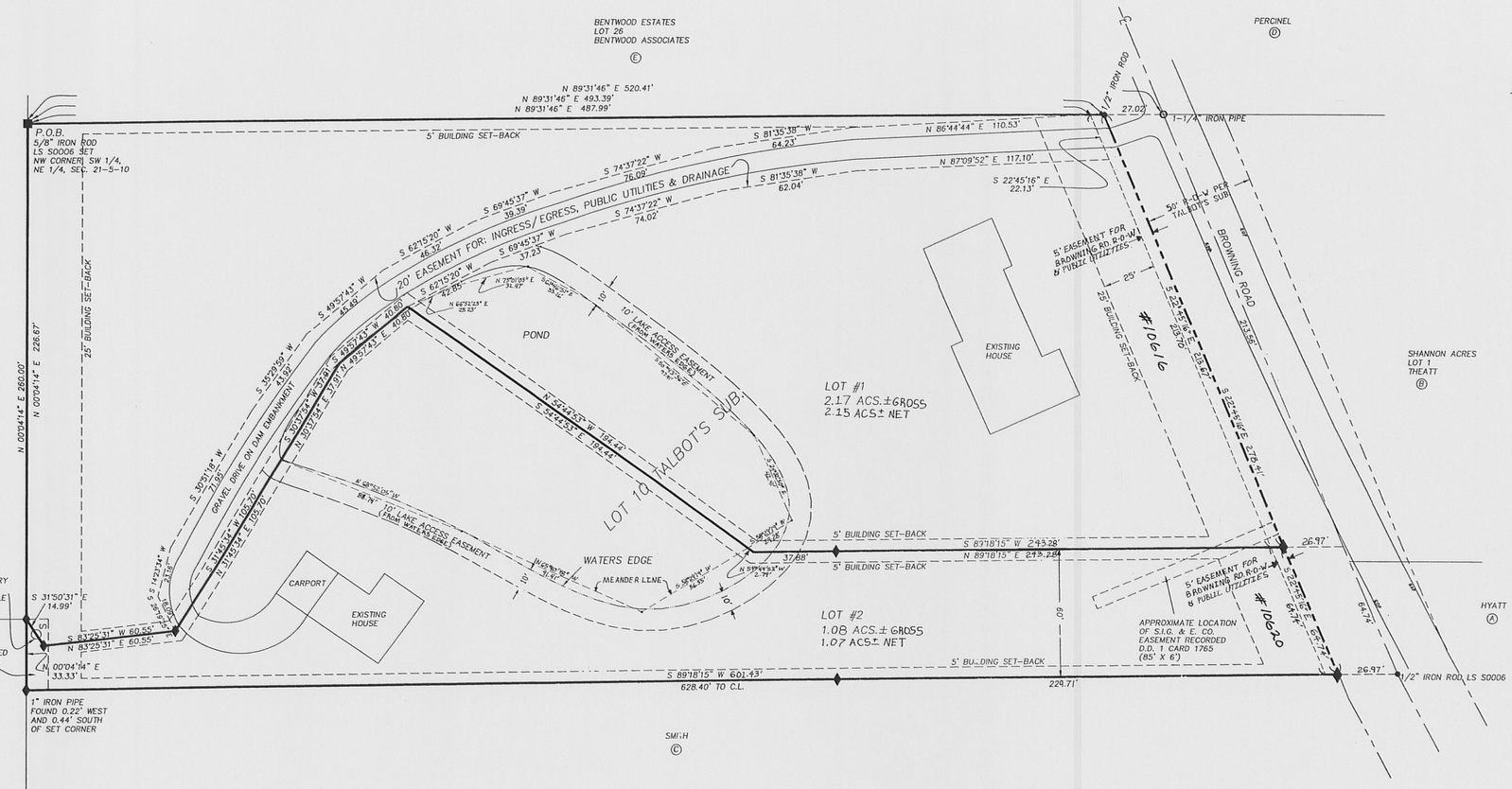
UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 309, AND ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, THIS PLAT HAS BEEN GIVEN PRIMARY APPROVAL BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY ON July 9, 2002. at SUBREVIEW.

PLAT RELEASE Jan. 28, 2003

PRESIDENT

EXECUTIVE DIRECTOR Bradley Strich

EVANSVILLE INDIANA AREA PLAN COMMISSION


BENTWOOD ESTATES
LOT 26
BENTWOOD ASSOCIATES
©
PERCINEL
Ⓓ
N 89°31'46" E 520.41'
N 89°31'46" E 493.39'
N 89°31'46" E 487.99'
1/2" IRON ROD
27.00'
1-1/4" IRON PIPE
P.O.B.
5/8" IRON ROD
LS S0006 SET
NW CORNER, SW 1/4,
NE 1/4, SEC. 21-5-10
5' BUILDING SET-BACK
N 86°44'44" E 110.53'
S 81°35'38" W
64.23'
S 74°37'22" W
76.09'
N 87°09'52" E 117.10'
S 81°35'38" W
62.04'
S 74°37'22" W
74.02'
S 22°45'16" E
22.13'
20' EASEMENT FOR: INGRESS/EGRESS, PUBLIC UTILITIES & DRAINAGE
59' R-O-W PER TALBOT'S SUB
5' EASEMENT FOR BROWNING RD R-O-W & PUBLIC UTILITIES
BROWNING ROAD
25' BUILDING SET-BACK
#10616
S 22°45'16" E 278.41'
LOT 20
EHLEN
Ⓕ
N 00°04'14" E 260.00'
N 00°04'14" E 226.67'
25' BUILDING SET-BACK
S 49°57'43" W
46.49'
S 35°29'59" W
21.92'
GRAVEL DRIVE ON DAM EMBANMENT
S 30°51'19" W
21.05'
S 62°15'20" W
46.32'
S 69°45'37" W
39.39'
S 62°15'20" W
42.85'
S 69°45'37" W
37.23'
POND
10' LAKE ACCESS EASEMENT
(TO WATERS EDGE)
LOT #1
2.17 ACS.± GROSS
2.15 ACS± NET
EXISTING HOUSE
SHANNON ACRES
LOT 1
THEATT
Ⓑ
LOT 10
TALBOT'S SUB'
N 62°43'53" W 184.42'
S 62°43'53" E 184.42'
S 27°16'07" W 40.80'
N 27°16'07" E 40.80'
N 27°16'07" E 278.41'
S 27°16'07" W 237.61'
N 27°16'07" E 278.41'
S 27°16'07" W 40.80'
N 27°16'07" E 40.80'
N 62°43'53" W 184.42'
S 62°43'53" E 184.42'
N 27°16'07" E 278.41'
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