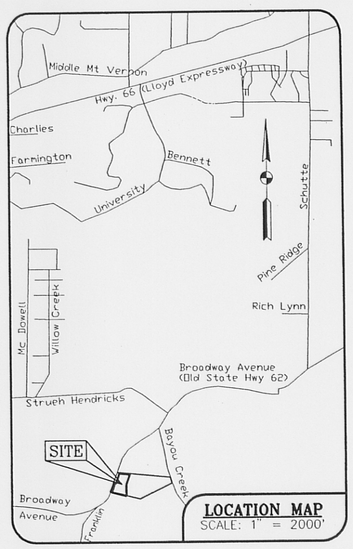
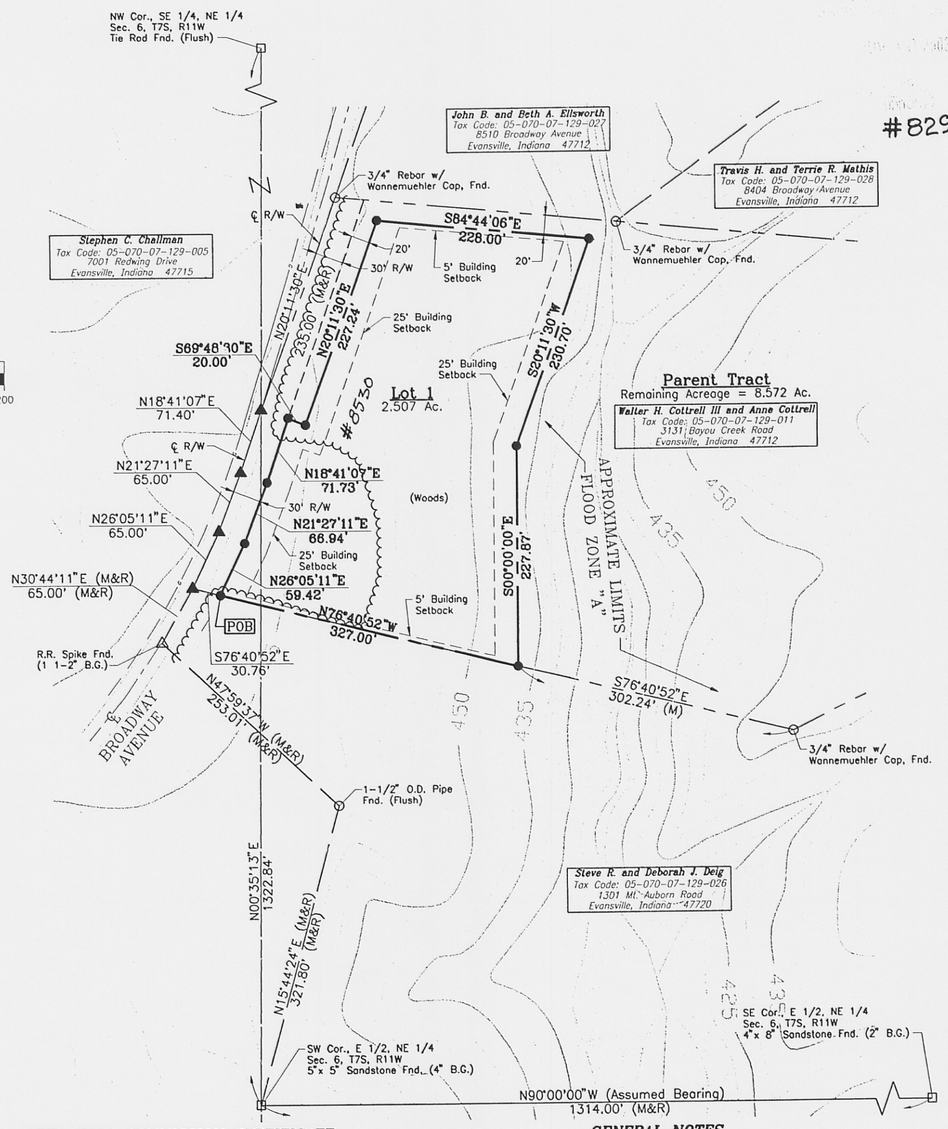
# PATRICK BOARMAN MINOR SUBDIVISION




**LOCATION MAP**
SCALE: 1" = 2000'

0 50 100 200
SCALE: 1" = 100'




RECEIVED FOR RECORD
DATE 11-10-03 4:04 P
R- 81
2003R00052411
RECORDER
VANDERBURGH COUNTY

**R-81**

## LEGEND

- ● – 3/4" x 30" REBAR W/ CAP STAMPED "BLA FIRM 0030", UNLESS OTHERWISE NOTED
- ○ – MONUMENT FOUND FLUSH, UNLESS NOTED OTHERWISE
- ▲ – RR SPIKE W/ PUNCH SET NOTED OTHERWISE
- △ – RR SPIKE FOUND
- □ – COMPUTED OR FOUND CORNER
- Ac. – ACRES
- ⋈ – WATER VALVE
- ♂ – FIRE HYDRANT
- ~~~ – WOODS LINE
- R/W – RIGHT OF WAY
- A.G. – ABOVE GRADE
- B.G. – BELOW GRADE
- (M) – MEASURED BEARING, ANGLE AND/OR DISTANCE
- (R) – RECORDED BEARING, ANGLE AND/OR DISTANCE
- POB – POINT OF BEGINNING
- 00-000-00-000-000 – TAX CODE NUMBER
- — — — — — — GAS LINE

## BOUNDARY DESCRIPTION

A part of the East Half of the Northeast Quarter and part of the Southwest Quarter of the Northeast Quarter of Section 6, Township 7 South, Range 11 West of the Second Principal Meridian, Perry Township, Vanderburgh County, Indiana, described as follows:

Commencing at a stone marking the southeast corner of said half-quarter section; thence along the south line of said half-quarter section North 90 degrees 00 minutes 00 seconds West (assumed bearing) 1314.00 feet to a stone marking the southwest corner of said half-quarter section; thence North 15 degrees 44 minutes 24 seconds East 321.80 feet to a 1-1/2 inch O.D. pipe; thence North 47 degrees 59 minutes 37 seconds West 253.01 feet to a railroad spike in the centerline of Broadway Avenue (formerly Old State Road No. 62); thence along said centerline North 30 degrees 44 minutes 11 seconds East 65.00 feet to the southwest corner of the land described in Deed Drawer 7 Card 4703 in the office of the Recorder of Vanderburgh County, Indiana; thence South 76 degrees 40 minutes 52 seconds East 30.76 feet to a 3/4 inch by 30 inch rebar with plastic cap stamped "BLA FIRM 0030" (hereinafter referred to as a 3/4 inch rebar) and being the POINT OF BEGINNING of this description; thence North 26 degrees 05 minutes 11 seconds East 59.42 feet to a 3/4 inch rebar; thence North 21 degrees 27 minutes 11 seconds East 66.94 feet to a 3/4 inch rebar; thence North 18 degrees 41 minutes 07 seconds East 71.73 feet to a 3/4 inch rebar; thence South 69 degrees 48 minutes 30 seconds East 20.00 feet to a 3/4 inch rebar; thence North 20 degrees 11 minutes 30 seconds East 227.24 feet to a 3/4 inch rebar; thence South 84 degrees 44 minutes 06 seconds East 228.00 feet to a 3/4 inch rebar; thence South 20 degrees 11 minutes 30 seconds West 230.70 feet to a 3/4 inch rebar; thence South 00 degrees 00 minutes 00 seconds East 227.87 feet to the south line of the aforementioned land described in Deed Drawer 7 Card 4703; thence along said south line North 76 degrees 40 minutes 52 seconds West 327.00 feet to the point of beginning and containing 2.507 acres, more or less.

## SURVEYOR'S CERTIFICATE

I, Matthew E. Wannemuehler, do hereby certify that I am a registered 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.

Matthew E. Wannemuehler 11/07/03
Matthew E. Wannemuehler
Indiana LS No. 8800054
Bernardin, Lochmueller & Associates, Inc.
6200 Vogel Road
Evansville, Indiana 47715
(812) 479-6200

MATTHEW E. WANNEMUEHLER
REGISTERED
NO. 8800054
STATE OF
INDIANA
LAND SURVEYOR

## 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 Patrick Boarman Minor Subdivision.*

By: Walter H Cottrell III
Walter H. Cottrell III

Anne Cottrell
Anne Cottrell

3131 Bayou Creek Road
Address

Evansville Indiana 47712
City State Zip

## NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF Vanderburgh ss:
Before me, the undersigned 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 thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the 7th day of November 2003.

My Commission Expires:
April 27, 2008
Notary Resides in:
Vanderburgh, In
County, State

Rebecca L. Zimmer
Notary Public
REBECCA L. ZIMMER
(typed or printed name)

NOTARY PUBLIC SEAL 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, this plat has been given PRIMARY APPROVAL by Area Plan Commission of Evansville and Vanderburgh County at a meeting held on OCT. 14, 2003 AT SUB REVIEW, 2003.

President
Blaine Oliver
Attest Executive Director (ASSISTANT)

SECONDARY PLAT complies with the Ordinance and is released for recording.

Blaine Oliver
Executive Director (ASSISTANT)

PLAT RELEASE DATE: OCT. 11, 2003

## GENERAL NOTES

*Flood Plain Data: This subdivision lies entirely within Flood Hazard Zone "C" as plotted by scale from the document entitled "Federal Emergency Management Agency, National Flood Insurance Program, Flood Insurance Rate Map, Community- Panel Number 180256 0100 B, Map Revised March 19, 1982."*

*Utilities: Gas, telephone, electric, and Evansville City water lines are accessible from Lot 1 along Broadway Avenue. Public sewers are not currently available to Lot 1. Lot 1 will be served by a private septic system.*

*Access: Access to Lot 1 is off Broadway Avenue.*

*Temporary Erosion Control: Slopes of 0%-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.*

*Monuments: Monuments have been set at all boundary & lot corners. Monuments set as a part of this plat are 3/4" X 30" Rebars w/ plastic cap stamped "BLA FIRM 0030", except as otherwise noted.*

*Mailboxes: No brick or other non-breakaway mailbox structures shall be placed in County right of way.*

*Site Topography: Site contours and spot elevations shown were taken from 1"=200' planimetric maps provided by the Vanderburgh County Surveyor's Office.*

APC #26-MS-2003

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