Berendes Minor Subdivision

Section A

Part of the Northeast Quarter of the Northeast Quarter of Section 8
Township 6 South, Range 11 West, German Township, Vanderburgh County, Indiana

RECEIVED FOR RECORD
DATE 04-07-04 4:08 P
PLAT BOOK R-
PAGE 101
INSTR # 2004R00011390
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

N.W. Corner, N.E. 1/4, N.E. 1/4
Sec. 8-T6S-R11W
Fnd. 5/8" I.Rod(6" above ground)

S 89°58'02" W 1311.63'

N 89°47'49" W 71.69'
71.69'(R&C)

Fnd. Morley Cap
1.30' S. & 0.14' W. of a
Fnd. 8" Conc. Mon.

N.W. Corner, N.E. 1/4
Sec. 8-T6S-R11W
Fnd. 3/4" I.Rod(7" deep)

D.Vol. 470, Pg. 230

SE 1/4, SE 1/4
Sec 5-T6S-R11W

D.Dr. 11, Cd. 9721

1309.92'(M)

South Line, SE 1/4, SE 1/4, Sec. 5-T6S-R11W
North Line, NE 1/4, NE 1/4, Sec. 8-T6S-R11W

S 89°47'49" E 1238.23' (C&R)

NW 1/4, NE 1/4
Sec 8-T6S-R11W

S 01°07'15" W 2589.56'(M)
West Line, NE 1/4, NE 1/4, Sec. 8-T6S-R11W

N 01°07'15" E 384.00' (C&M)

D.Dr. 7, Cd. 1510

Fnd. Morley Cap
1.52' S. & 0.67' E. of a
Fnd. 8" Conc. Mon. (4" Deep)

109°47'00" (R&C)

Fnd. Pinch Pipe (Slightly Bent)
0.72' N. & 0.55' W. of
the Calc. corner

575.70' (R) per Stolfeth tract (D.Vol. 167, Pg. 50)
N 69°05'45" W 575.70' (C)

100' (R&C)

150' (R&C)

Fnd. 5/8" I. Pin in Conc.
(Flush) w/Easley Cap
0.18' N. & 1.81' W. of
the Calc. corner

S 20°17'15" W 242.18'

D.Dr. 5, Cd. 9078

S 20°17'15" W 249.92'

D.Dr. 1, Cd. 5624

S 20°17'15" W 248.13' (C), 236' (R)

Doc. No. 2003R-00023521

S 20°17'15" W 236.05'

D.Dr. 14, Cd. 861

N 20°17'15" E
8.54' (C)

8.1'

N 70°50'00" W 182.82'(After QC deed)
N 70°50'00" W 176.48' (C)
N 70°50'00" W 184.57'(R&C)

Easley Survey dated 11-20-2000
is of this tract.

Fnd. 5/8" I. Pin in Conc.
w/Easley Cap
3.02' S. & 5.63' E. of
the Calc. corner
Easley Cap to be S 20°42'19" W
1.00' from the N.E. Cor.
Doc. #2004R-00009047

Set 5/8" Steel Rebar with Plastic
Cap stamped "Morley & Assoc. ID#0023"
(Typical)

S 70°50'00" E 466.78'
435.23'

Fnd. Morley Cap at Calc. corner
Morley cap is 0.07' S. & 0.41' E.
of a fnd. 1/2" O.D. Pipe

Fnd. 3/4" I. Pipe (Flush)
0.47' N. & 0.17' W. of
the Calc. corner

N 20°42'19" E 285.01'
265.00'

N 70°50'00" W 123.58' (C&R)

31.33'

Set Mag Nail
(Typical)

P.O.B.

Lot 1
108,936.5 Sq. Ft.(Gross)
2.50 acres(Gross)
19,177.7 Sq. Ft.(R/W)
89,758.8 Sq. Ft.(Net)

S 23°56'12" W 283.40' (M&R)

233.38'

N 04°54'48" E 270.82' (C) 270.80' (R)

238.87'

D.Dr. 3, Pg. 1311

Fnd. 3/4" I. Pipe (Flush)
0.08' S. & 0.81' W. of
the Calc. corner

S 70°50'00" E 227.76'

N 70°50'00" W 226.06'

Fnd. 3/4" I. Pipe (1" Deep)
0.11' S. & 0.17' W. of
the Calc. corner

S 01°06'56" W 310.68'

Lot 1

#6611

N 01°06'56" E 267.72'

30'

Fnd. R/W Marker
on 30' R/W line
0.7' from record
Sta. 1007+00

S 70°50'00" E 87.49'

79.85' (R)
79.87' (C)

N 70°50'00" W

Delta = 01°03'25"
CH B = N 70°18'17" W
T = 26.43'
R=2885.00'
L=52.85'
CH = 52.85'

Fnd. 1" Pipe @ N/side
6'x6" stone. Used to
re-establish east 1/4, 1/4
section line. Stone is shown
in Surv. Pt. Dr. 1, Cd. 776,
Easley survey dated 11-20-00,
and St. Hwy plans- Project No.
236 Sec. B dated 3-12-31

+51 (Hwy Plans)
+52.85 (C)

Fnd. R/W Marker
50' L of ℄ of Pavement
R/W is 1631

Fnd. R/W Marker
Sta. 1007+00
30' Lt.

AREA 5.0 ACRES ±

Lot 1 R/W Line Table

NUMBER	DIRECTION	DISTANCE
L1	N 56°46'02" E	13.08'

℄ MARX ROAD
South Line, NE 1/4, Sec. 8-T6S-R11W

S.W. Corner, S.E. 1/4, N.E. 1/4
Sec. 8-T6S-R11W
Fnd. Pinch Pipe(12" deep)

P.I. 997+38.5

Fnd. R/W Marker
P.T. Sta. 997+39.5
30' Rt.

998+00

999+00

1000+00

1001+00

1002+00

1003+00

1004+00

1005+00

1006+00

1007+00

NEW HARMONY ROAD
(Formerly S.R. 68)
F.A. Project No. 236, Sec. B

D.Dr. 9, Cd. 8456

D.Dr. 10, Cd. 4342

D.Vol. 691, Pg. 358

Westridge Subdivision
Section A
Lot 1
282.64'

40' R/W

P.O.C.

6' PUE
P.Bk. J, Pg. 81

N.E. Corner, N.E. 1/4, N.E. 1/4
Sec. 8-T6S-R11W
Fnd. 1/2" I.Rod(1" Deep)
(Used this survey) RR Spike found
1.71' N. & 0.86'W. of 1/2" irod
RR Spike shown in VCS Website.
1/2" irod used per survey recorded
in Surv. Pt. Dr. 1, Cd. 776

S 01°06'56" W 1350.00' (C&M)

Fnd. Cap in pipe
Stamped "#8800355"
0.17' N. & 0.06' W. of
the Calc. corner

N 89°47'49" W 225.00' (C&R)

Fnd. Cap in pipe
Stamped "#8800355"
0.09' N. of line

60' R/W
30' 30'

375.00' (R&C)

D.Vol. 495, Pg. 42

Survey recorded in
Surv. Pt. Dr. 1, Cd. 776
is of this tract

East Line, NE 1/4, NE 1/4, Sec. 8-T6S-R11W
West Line, NW 1/4, NW 1/4, Sec. 9-T6S-R11W

350.00' (R&C)

Lot 3

60.00' (R&C)

NW 1/6, NW 1/6
Sec 9-T6S-R11W

Hartmann-Holdt
Subdivision
Plat Book O, Pg. 105

Fnd. Cap in pipe
Stamped "#8800355"
0.11' N. of the
Calc. corner

Fnd. Cap in pipe
Stamped "#8800355"
0.11' N. of line

S 89°47'49" E 225.00' (C&R)

S 01°06'56" W 772.61'

S 01°06'56" W 272.61'

1083.35' (C), 1084.75' (Dr. 3, Cd. 1311)

1083.50' (R&C)

375.00' (R&C)

Lot 2

℄ HAPPE ROAD

R/W for Happe Road Unknown

S 01°06'56" W 310.68'

Lot 1

R-101

Parent Tract

Site

Providence Path
Subdivision
Plat Book H3, Pg. 181

APR 8 . 2004

#2249

LOCATION MAP

Subdivision Boundary Description

Part of the Northeast Quarter of the Northeast Quarter of Section 8, Township 6 South, Range 11 West in German Township, Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of said Quarter Quarter Section; thence along the east line thereof, South 01 degrees 06 minutes 56 seconds West 772.61 feet to the point of beginning; thence continuing along the east line thereof, South 01 degree 06 minutes 56 seconds West 310.68 feet to a point in the centerline of New Harmony Road, formerly State Road 68, said point being the point of curvature of a curve to the left, concave to the southwest, having a central angle of 01 degree 03 minutes 25 seconds and a radius of 2865.00 feet from which a chord bears North 70 degrees 18 minutes 17 seconds West, 52.85 feet; thence along said centerline and along the arc of said curve 52.85 feet; thence continuing along said centerline, North 70 degrees 50 minutes 00 seconds West 79.87 feet to the Southeast corner of a tract of land conveyed to Richard L. Schenk, recorded in Deed Drawer 3, Card 1311 in said office of the Recorder; thence along the boundary of Schenk the following 3 calls: 1) North 04 degrees 54 minutes 48 seconds East 270.82 feet; 2) thence North 70 degrees 50 minutes 00 seconds West 123.58 feet; 3) thence South 23 degrees 56 minutes 42 seconds West 263.40 feet to the centerline of State Road 68 (New Harmony Road); thence along the centerline thereof North 70 degrees 50 minutes 00 seconds West 226.06 feet; thence North 20 degrees 42 minutes 19 seconds East 285.01 feet; thence parallel with the centerline of New Harmony Road, South 70 degrees 50 minutes 00 seconds East 466.78 feet to the point of beginning containing 108,936.5 square feet (2.50 acres).

Subject to 30 feet off the far east line for Happe Road right-of-way.

Subject to 30 feet off the south line for New Harmony Road right-of-way.

Subject to all easements, rights-of-way, building and use restrictions of record.

SURVEYOR'S CERTIFICATE

I, Bret Alan Sermersheim, 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 2nd day of April 2004

BRET ALAN SERMERSHEIM
REGISTERED
No. LS 20200009
STATE OF INDIANA
LAND SURVEYOR

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS 20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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, February 4, 2004. (Lot 3 Re-new).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: APR. 7, 2004

GENERAL NOTES

Zoning: Subject property currently zoned AG.

Utilities: All Utilities (except sanitary sewers) are available for connection. Lot 1 is served by a Private Sewerage Disposal System

Basements: The Vanderburgh County Building Commissioner must approve all basements.

Flood Plain Data: No portion of the proposed subdivision lies within the boundaries of the 100 year flood zone as plotted by scale on Flood Insurance Rate Map for Vanderburgh County, Indiana, Community Panel Number 180256 0075 C, dated August 5, 1991.

Erosion Control: The Developer, Development Contractors, Builders, Lot Owners, and anyone else that disturbs 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.

Reference Survey: Doc. No. 2004R00010599

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.

Erosion Control for Ditches: Slopes of 0% to 2% shall be seeded and mulched within 45 days of disturbance. Slopes of 2% to 8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID#0023."

OWNER'S CERTIFICATE

We, the undersigned owner of the real estate shown and described herein, do hereby lay off, plat and subdivide said real estate in accordance with the herein plat.

This subdivision shall be known and designated as **Berendes Minor Subdivision.**

By: Maurice Berendes
Maurice Berendes
4640 Happe Road
Evansville, IN. 47720

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, Maurice Berendes, 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 this 2nd day of APRIL 20 04

My Commission Expires:
MAY 21, 2010

Gerald M. Withrow
Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

GERALD M. WITHROW
(typed or printed name)

GERALD M. WITHROW
NOTARY
PUBLIC
STATE OF INDIANA

Apc #6-MS-2004

Secondary Plat
5738sec-plat.dwg 4-2-04 BAS