# Reising Sun No. 2

**Part of the SE 1/4 of the SE 1/4 of Section 28, Township 6 South, Range 11 West**
**&**
**Part of the NE 1/4 of the NE 1/4 of Section 33, Township 6 South, Range 11 West**
**Perry Township, Vanderburgh County, Indiana**


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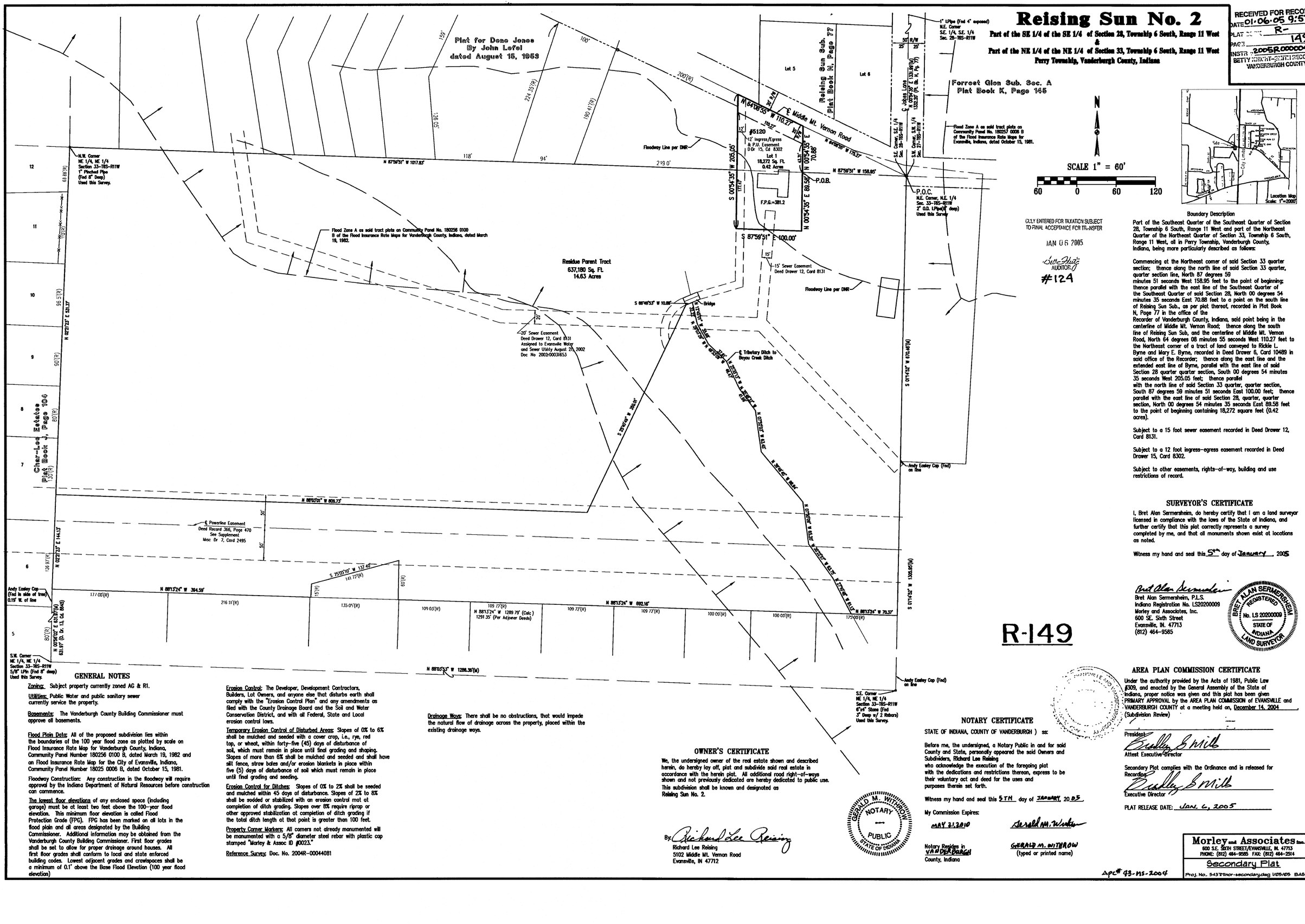
PLAT BOOK R-
PAGE 149
INSTR # 2005R00000498
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY


CULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JAN 06 2005

AUDITOR

#129

## Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 6 South, Range 11 West and part of the Northeast Quarter of the Northeast Quarter of Section 33, Township 6 South, Range 11 West, all in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of said Section 33 quarter section; thence along the north line of said Section 33 quarter, quarter section line, North 87 degrees 59 minutes 51 seconds West 158.95 feet to the point of beginning; thence parallel with the east line of the Southeast Quarter of the Southeast Quarter of said Section 28, North 00 degrees 54 minutes 35 seconds East 70.88 feet to a point on the south line of Reising Sun Sub., as per plat thereof, recorded in Plat Book N, Page 77 in the office of the Recorder of Vanderburgh County, Indiana, said point being in the centerline of Middle Mt. Vernon Road; thence along the south line of Reising Sun Sub, and the centerline of Middle Mt. Vernon Road, North 64 degrees 08 minutes 55 seconds West 110.27 feet to the Northeast corner of a tract of land conveyed to Rickie L. Byrne and Mary E. Byrne, recorded in Deed Drawer 6, Card 10489 in said office of the Recorder; thence along the east line and the extended east line of Byrne, parallel with the east line of said Section 28 quarter quarter section, South 00 degrees 54 minutes 35 seconds West 205.05 feet; thence parallel with the north line of said Section 33 quarter, quarter section, South 87 degrees 59 minutes 51 seconds East 100.00 feet; thence parallel with the east line of said Section 28, quarter, quarter section, North 00 degrees 54 minutes 35 seconds East 89.58 feet to the point of beginning containing 18,272 square feet (0.42 acres).

Subject to a 15 foot sewer easement recorded in Deed Drawer 12, Card 8131.

Subject to a 12 foot ingress-egress easement recorded in Deed Drawer 15, Card 8302.

Subject to other 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 5th day of January, 2005

Bret Alan Sermersheim

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713
(812) 464-9585

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

## GENERAL NOTES

Zoning: Subject property currently zoned AG & R1.

Utilities: Public Water and public sanitary sewer currently service the property.

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

Flood Plain Data: All 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 0100 B, dated March 19, 1982 and on Flood Insurance Rate Map for the City of Evansville, Indiana, Community Panel Number 18025 0006 B, dated October 15, 1981.

Floodway Construction: Any construction in the floodway will require approval by the Indiana Department of Natural Resources before construction can commence.

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). FPG has been marked on all lots in the flood plain and all areas designated by the Building Commissioner. 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. Lowest adjacent grades and crawlspaces shall be a minimum of 0.1' above the Base Flood Elevation (100 year flood elevation)

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.

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."

Reference Survey: Doc. No. 2004R-00044081

Drainage Ways: There shall be no obstructions, that would impede the natural flow of drainage across the property, placed within the existing drainage ways.

## 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. All additional road right-of-ways shown and not previously dedicated are hereby dedicated to public use. This subdivision shall be known and designated as Reising Sun No. 2.

By: Richard Lee Reising
Richard Lee Reising
5102 Middle Mt. Vernon Road
Evansville, IN 47712

## 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 Owners and Subdividers, Richard Lee Reising 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 5TH day of JANUARY, 2005

My Commission Expires:
MAY 21, 2010

Notary Resides in VANDERBURGH County, Indiana

Gerald M. Withrow

GERALD M. WITHROW
(typed or printed name)

GERALD M. WITHROW
NOTARY
PUBLIC
STATE OF 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, December 14, 2004 (Subdivision Review)

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: JAN. 6, 2005

R-149

Morley and Associates Inc.
600 S.E. SIXTH STREET/EVANSVILLE, IN. 47713
PHONE: (812) 464-9585 FAX: (812) 464-2914

Secondary Plat

Proj. No. 5-43 T:\mor-secondary.dwg 1/05/05 BAS

Apc# 43-MS-2004