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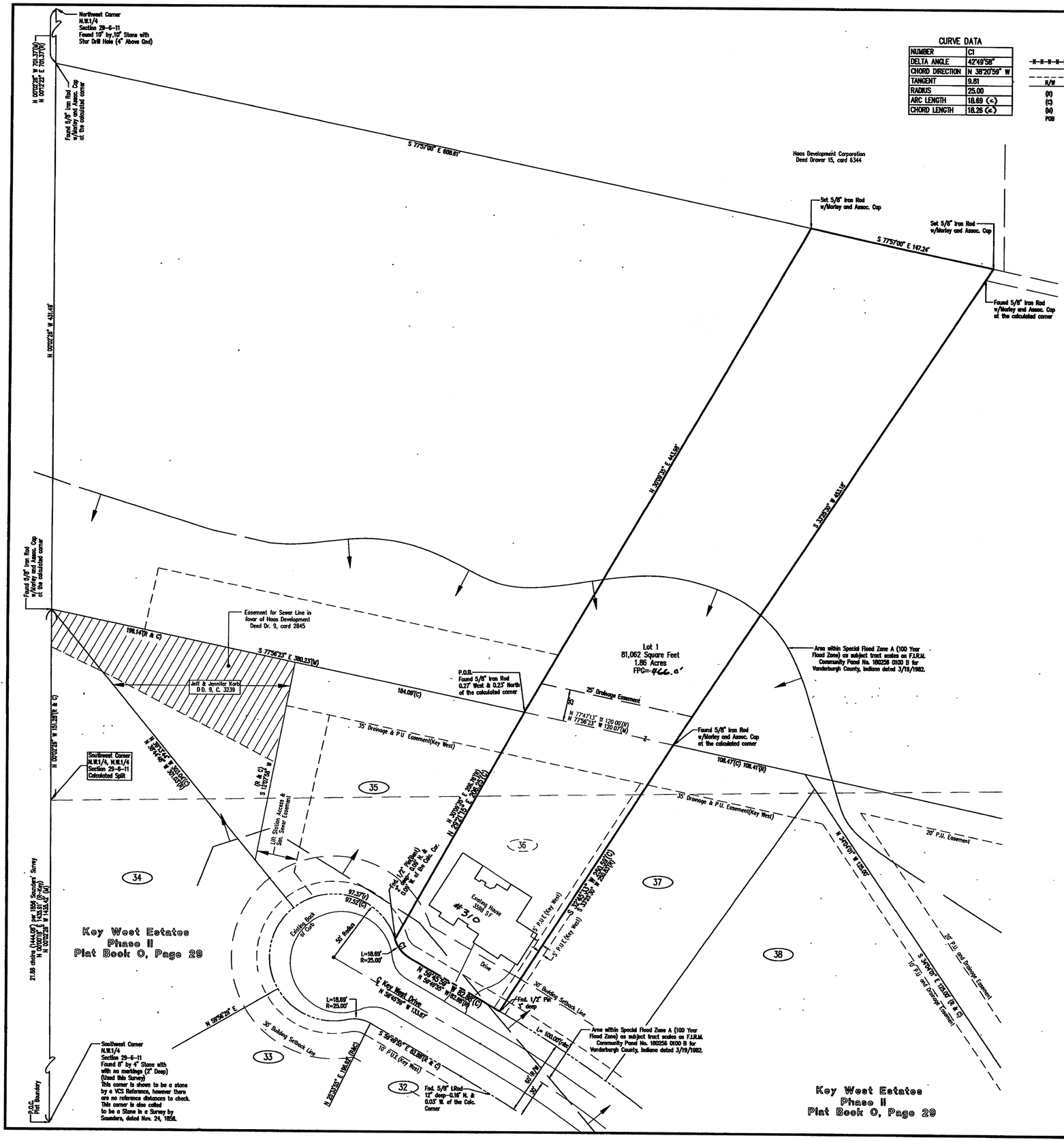
PAGE 156
INSTR # 2005R00006280
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

Bowlin's Minor Subdivision

A Re-plat of all of Lot 36 in Key West Estates, Phase 2, Recorded in Plat Book O, page 29 and also part of the West Half of the Northwest Quarter of Section 29-6-11



CURVE DATA

NUMBER	C1
DELTA ANGLE	42°49'58"
CHORD DIRECTION	N 38°20'59" W
TANGENT	9.81
RADIUS	25.00
ARC LENGTH	18.69 (<)
CHORD LENGTH	18.26 (<)

LEGEND

- FENCE
- BOUNDARY LINE
- EASEMENT LINE
- R/W — RIGHT-OF-WAY LINE
- (R) RECORD DIMENSION
- (C) CALCULATED DIMENSION
- (M) MEASURED DIMENSION
- POB POINT OF BEGINNING

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 01 2005

Bill Hutz AUDITOR
#1282

N

SCALE 1" = 40'

40 0 40 80 120

Boundary Description

All of Lot 36 in Key West Estates, Phase II, as per plat thereof, recorded in Plat Book O, page 29 in the office of the Recorder of Vanderburgh County, Indiana and also, part of the West Half of the Northwest Quarter of Section 29, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana being more particularly described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 29-6-11; thence along the west line of said Quarter Section North 00 degrees 02 minutes 26 seconds West 1435.42 feet to the Northwest corner of said Key West Estates, Phase II, said point being located North 00 degrees 02 minutes 26 seconds West 151.28 feet north of the Southwest corner of the Northwest Quarter of the Northwest Quarter of said section; thence along the north line of said Key West Estates, Phase 2, South 77 degrees 56 minutes 23 seconds East 380.23 feet to the northwest corner of Lot 36 in said subdivision and being the true point of beginning of this description; thence North 30 degrees 09 minutes 35 seconds East 443.98 feet to a point on the south line of a tract of land conveyed to Haas Development Corporation in Deed Drawer 15, Card 6344 in the office of said Recorder; thence along the south line of said Haas tract, South 77 degrees 57 minutes 00 seconds East 147.24 feet; thence South 33 degrees 25 minutes 30 seconds West 453.18 feet to the northeast corner said Lot 36; thence along the east line of said Lot 36, South 32 degrees 45 minutes 33 seconds West 250.59 feet to the southeast corner thereof; thence along the south line of said Lot 36, North 59 degrees 45 minutes 59 seconds West 82.88 feet to the beginning of a tangent curve to the right having a central angle of 42 degrees 49 minutes 58 seconds and a radius of 25.00 feet, from which the chord bears North 38 degrees 20 minutes 59 seconds West 18.26 feet; thence along the south line of said Lot 36 and along the arc of said curve 18.69 feet to the southwest corner thereof; thence along the west line of said Lot 36, North 29 degrees 21 minutes 15 seconds East 208.25 feet to the true point of beginning and containing a gross area of 81,062 Square Feet (1.86 acres).

Subject to all easements and rights-of-ways 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 February, 2005.

Bret Alan Sermersheim

Bret Alan Sermersheim, PLS
Indiana Registration No. LS20200009
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

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

General Notes

Access: Lot 1 shall access Key West Drive only.

Utilities: Evansville City water and sanitary sewers are available on site.

Basements: Any basements must be approved by the Vanderburgh County Building Commissioner.

Flood Plain Data: Part of the within described tract of land does lie in that special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0100 B of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 19,. 1982.

Floor Elevations: 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). The FPG for all the lots in this subdivision varies. FPG has been marked on all lots in the flood plain. 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.

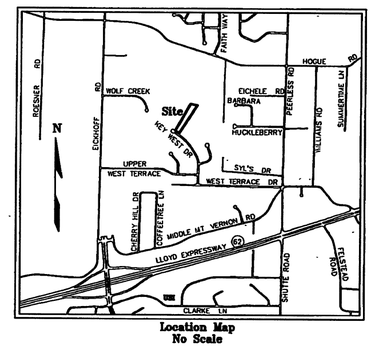
Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (45) days of disturbance of soil, which must remain in place until final grading and shaping. Slopes of more than 6% shall be mulched and seeded 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.

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

A Retracement Boundary Survey of the parent tract of that portion of the subject property north of Key West Estates was completed by Morley and Associates on May 3, 2001. This survey is recorded in Document Number 2001R0004343121, in Surveyor's Plat Drawer 1, Card 1788, in the Vanderburgh County Recorder's Office.

A Retracement Boundary Survey of Lot 36 was completed by Morley Associates, Inc. on January 28, 2005. This survey is recorded as Document Number 2005R00002866.

That portion of Lot 1, previously platted as Lot 36 in Key West Estates, Phase II and as recorded in Plat Book O, page 29 will still be subject to the Restrictions and Protective Covenants for Key West Estates. That portion of Lot 1 which lies north of said Lot 36 will "not" be subject to the Restrictions and Protective Covenants for Key West Estates.



Location Map
No Scale

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 Bowlin's Minor Subdivision

Strips or areas of land, of the dimensions shown on this plat and marked Drainage Easement are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities 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, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated 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 areas of land and any fence located within said areas of land is subject to removal by a public utility without liability in the use of said easements by said utility.

Jeffrey D. Bowlin
Jeffrey D. Bowlin
310 Key West Drive
Evansville, IN 47712

Janine M. Bowlin
Janine M. Bowlin
310 Key West Drive
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, (Jeffrey D. and Janine M. Bowlin) 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 FEBRUARY 2005.

My Commission Expires:
MAY 21, 2010

Gerald M. Winston

Notary Resides in VANDERBURGH County, Indiana

GERALD M. WINSTON (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, 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, 01 March 2005 (at Subdivision Review)

Mark Foster
President

Bradley S. Mill
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Bradley S. Mill
Executive Director

PLAT RELEASE DATE: MAR. 1, 2005

R-156

APC 37-MS-2004

SECONDARY PLAT

6142-4-A; 1-Lot Minor-secondary DWG; 1-31-05