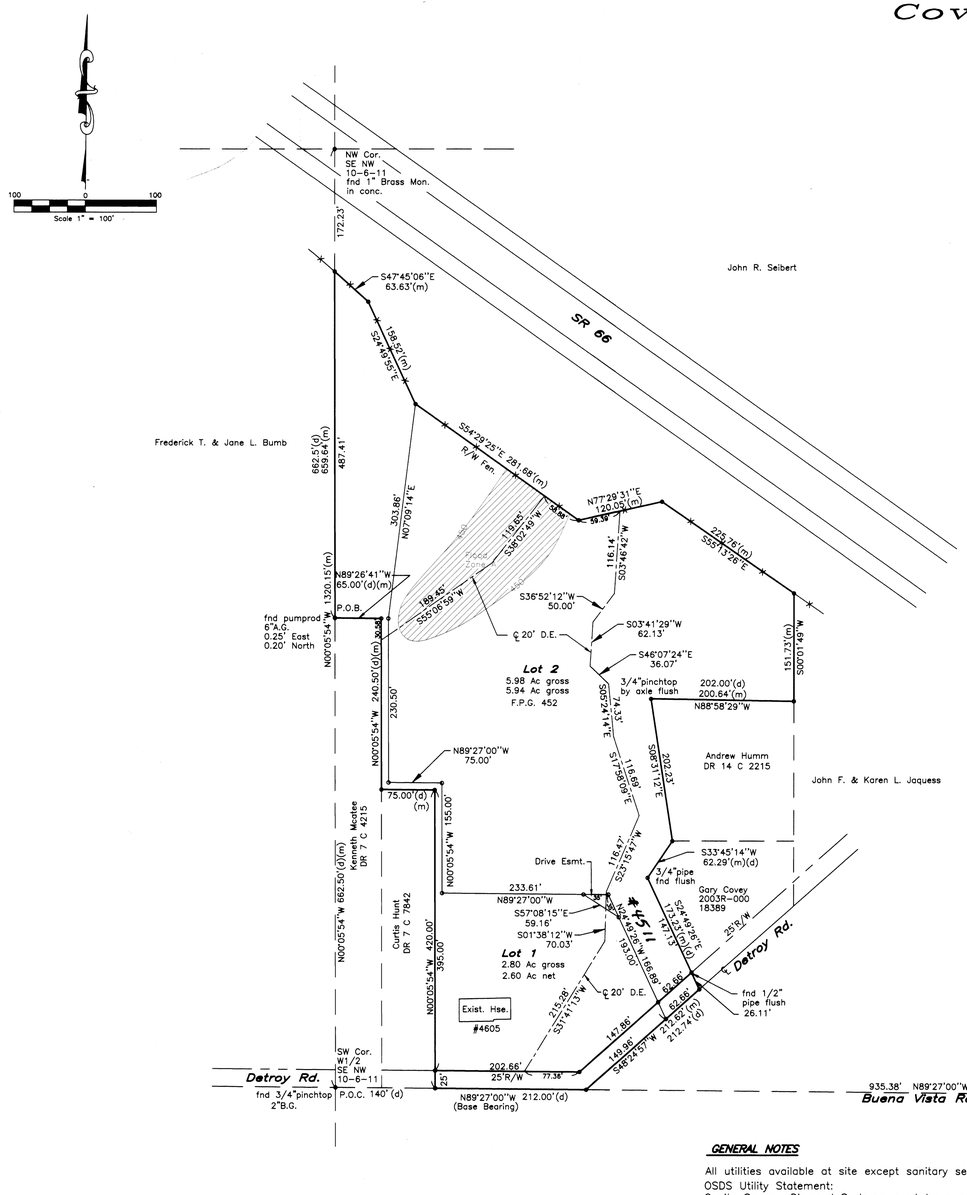
Secondary Plat
Covey Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 3 1 2005

Bill Fluty
AUDITOR
#1968

RECEIVED FOR RECORD
DATE 03-31-05 10:59 AM
PLAT BOOK R-
PAGE 157
INSTR # 2005R00009616
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the West Half of the of the Southeast Quarter of the Northwest Quarter of Section 10, Township 6 South, Range 11 West of the Second Principal meridian, German Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the West Half of the Southeast Quarter of the Northwest Quarter of said Section 10, thence N00°05'54"W along the West line 662.50 feet to the North West corner of the Kenneth McAtee property described in Deed Drawer 7, Card 4215, being the point of beginning of this description, thence continue N00°05'54"W along said West line 487.41 feet to the the South right of way fence of State Road 66, thence along said right of way fence on the next five (5) courses; S47°45'06"E 63.63 feet, S24°49'55"E 158.52 feet, S54°29'25"E 281.68 feet, N77°29'31"E 120.05 feet, S55°13'26"E 225.76 feet to a point on the East line of the West half of said Quarter Quarter Section, thence S00°01'49"W along said East line 151.73 feet to the Northeast corner of the property described by deed recorded in Deed Drawer 14, Card 2215 in the Vanderburgh County Recorders Office, thence N88°58'29"W along the North line thereof 200.64 feet to the Northwest corner thereof, thence S08°31'12"E along the West line thereof 202.23 feet to the Northwest corner of the Gary Covey property as recorded in Instrument No. 2003R00018389, thence S33°45'14"W along a line thereof 62.29 feet, thence S24°49'26"E along the West line thereof 173.23 feet to the center of Detroy Road, thence S48°24'57"W along said centerline 212.62 feet to a point on the South line said half Quarter Quarter Section, thence N89°27'00"W along said South line 212.00 feet to the Southeast corner of the Curtis Hunt property as described by Deed recorded in Deed Drawer 7, Card 7842 in the Vanderburgh County Recorders Office, thence N00°05'54"W and parallel with the West line of said Half Quarter Quarter Section 420.00 feet to the Northeast corner, thence N89°27'00"W along the North line 75.00 feet to the East line of the aforesaid Kenneth McAtee property, thence N00°05'54"W along said East line 240.50 feet to the Northeast corner, thence N89°26'41"W along the North line 65.00 feet to the place of beginning, containing 8.78 acres more or less.

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby as shown plat and subdivide said real estate and designate same as COVEY MINOR SUBDIVISION

Strips or areas of land, of dimensions shown on this plat and marked "D.E." (Drainage Easement), are hereby 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 a 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.
Any additional rights-of-way shown and not previously dedicated is hereby dedicated to public use.

Pauline Covey
Pauline Covey
4605 Detroy Rd.
Evansville Indiana

NOTARY CERTIFICATE STATE OF INDIANA

COUNTY OF VANDERBURGH) SS

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of the plat to be their voluntary act and deed.

Witness my hand and seal this 8th day of March 2005

My commission expires 5/24/2012 Notary Public Margaret Anne Nicholson

Resident of Posey County Printed Margaret Anne Nicholson

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by 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 approval by the Area Plan commission of Evansville and Vanderburgh County at a meeting held on Jan. 11, 2005 .

Mark Foster
President

Bradley Smith
Attest Executive Director

PLAT RELEASE

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

Bradley Smith
Executive Director

March 31, 2005
Plat Release Date

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 865-1-12 of the Indiana Administrative Code and accordingly under my supervision. This is a class "C" survey with a theoretical uncertainty of 0.50 feet as determined by Sub-Section 7d, Section 7 of subject code.

Billy T. Nicholson IN No.7964

Date 3/9/05

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

All utilities available at site except sanitary sewer

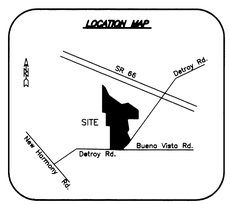
OSDS Utility Statement:
Onsite Sewage Disposal Systems must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8.1.

Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of soil disturbance and must remain in place until final grading and seeding. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

Property corners marked with 5/8" rebar/NICHOLSON 7964 cap. Unless otherwise noted.

Flood Plain Data; Part of the within described tract of land does lie in the special Flood Hazard Area, Zone A, as said tract plots on Community Panel No. 180256 0075C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

LOCATION MAP



LEGEND

R/W Right Of Way
Fnd Found
(m) measured distance
(d) deed distance
A.G. Above Grade
B.G. Below Grade
VCS Vanderburgh County Surveyor
D.E. Drainage Easement
F.P.G. Flood Protectin Grade

Plat Date 03/09/2005 mylar
Plat Date 02/17/2005 mylar
Plat Date 02/17/2005

NICHOLSON ASSOCIATES, INC.
3520 Lakewood Drive
Mount Vernon Indiana 47720

Client: Pauline Covey, 4605 Detroy Rd.
Deed: 472-145, 476-214, 476-215
#1-MS-2005

Job No.:	Drawn By:	Scale:	Survey By:
9-04-19	raf	1"=100'	acn-raf
File: E:/COVEY	Date: 11/23/04	Checked By: btn	Date: 11/18/04

R-157