Conaway Acres 2

Minor Subdivision

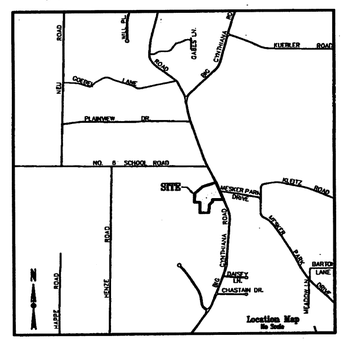
Part of the Northeast Quarter of Section 33–T5S–R11W
German Township, Vanderburgh County, Indiana

RECEIVED FOR RECORD
DATE 07-12-05 11:40 A M
PLAT BOOK R-
PAGE 169
INSTR # 2005R00021026
BETTY KNIGHT–SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2005

AUDITOR
#4611



General Notes

Access: Lot 1 has an existing driveway from SR 65. Access onto SR 65 from Lot 2 will require an approved driveway permit from INDOT.

Utilities: Gas, Electric and Water are available on site. Water provided by German Township.

Septic Systems: The septic system on Lot 1 must be reconstructed in accordance with the following "Private Sewage Disposal Requirements" unless the owner can provide dye test results to the Vanderburgh County Health Department which indicates the system is operating properly. Lot 2 must be in compliance with the "Private Sewage Disposal Requirements".

Private Sewage Disposal Requirements: A Plot plan, completed by an Engineer licensed in the state of Indiana, must be submitted to the Health Department prior to the issuance of a private sewerage disposal permit. No permits for a private sewerage disposal system shall be issued for any lots, in this subdivision, on which it can not be shown that there is sufficient acreage that can be deemed suitable for private sewerage disposal as defined in Indiana State Board of Health Rule, 1AC–410–8, and any Vanderburgh County Ordinance and amendments thereto.

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

Flood Plain Data: A portion 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 0075 C of the Flood Insurance Rate Maps for the City of Evansville, Vanderburgh County, Indiana, dated August 5, 1991.

Floor Elevations: The lowest floor elevations of any enclosed space (including garage) must be at least two fee 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 is 524.0. 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.

Private Restrictions: Lots subject to restrictions, reservations, conditions, easement and protective covenants affecting maintenance and use of lots per recorded document 2004R–00044229.

Property Corner Markers: All corners not already monumented will be monumented with a 5/8" diameter iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

Surveyor's Certificate

I, Danny K. Leek, 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 19th day of April 2005.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
600 SE. Sixth Street
Evansville, IN. 47713

DANNY K. LEEK REGISTERED No. S0480 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 **Conaway Acres 2 – Minor Subdivision**. All road right–of–ways shown and not previously dedicated are hereby dedicated to public use.

John B. Conaway
3001 Park Center Dr., Apt. 415
Alexandria, VA 22302

Linda K. Conaway
3001 Park Center Dr., Apt. 415
Alexandria, VA 22302

Notary Certificate

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:
Virginia ALEXANDRIA

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, (John B. and Linda K. Conaway) 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 May, 2005.

My Commission Expires:
11/30/05

Notary Public
ROSALIND K. FAULKNER
(typed or printed name)

Notary Resides in
VANDERBURGH

Boundary Description

Part of the Northeast Quarter of Section 33, Township 5 South, Range 11 West in German Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said quarter section; thence along the north line of said quarter section, North 89 degrees 25 minutes 24 seconds West 756.68 feet to the Northwest corner of a tract of land conveyed to William A. and Jane E. Mood in Deed Drawer 1, Card 1734 in the office of the Recorder of Vanderburgh County, Indiana; thence along the west line of said Mood tract, South 00 degrees 00 minutes 18 seconds East 451.25 feet to the Southwest corner of said Mood tract; thence along the south line of said tract, South 89 degrees 31 minutes 05 seconds East 344.77 feet to the west line of a tract of land conveyed to William A. and Jane E. Mood in Deed Volume 664, Page 369 in said office of the Recorder; thence along said Mood tract conveyed in Deed Volume 664, Page 369, South 17 degrees 49 minutes 08 seconds East 78.54 feet to the Southernmost point thereof; thence along the southeast line of said Mood tract conveyed in Deed Volume 664, Page 369, North 43 degrees 37 minutes 12 seconds East 275.66 feet to the west line of a tract of land conveyed to Susan A. LaVanchy in D.D. 12, Card 7754 in said office of the Recorder; thence along the west line of said LaVanchy tract, South 10 degrees 43 minutes 32 seconds West 210.38 feet to the Southwest corner thereof and the point of beginning; thence along the south line of said LaVanchy tract, North 73 degrees 35 minutes 32 seconds East 360.56 feet to the centerline of State Road 65; thence along said centerline South 24 degrees 36 minutes 52 seconds East 201.61 feet; thence continuing along said centerline, South 23 degrees 24 minutes 37 seconds East 290.15 feet to the northeast corner of Conaway Acres, as recorded in MS–276 in said office of the Recorder; thence the following 5 calls along the boundary lines of said Conaway Acres, 1) South 89 degrees 54 minutes 11 seconds West 288.76 feet; 2) thence South 02 degrees 36 minutes 30 seconds West 54.88 feet; 3) thence South 44 degrees 11 minutes 16 seconds West 118.61 feet; 4) thence South 06 degrees 15 minutes 24 seconds West 207.43 feet; 5) thence North 88 degrees 52 minutes 51 seconds West 232.55 feet; thence North 00 degrees 41 minutes 03 seconds East 270.98 feet; thence North 88 degrees 37 minutes 25 seconds West 145.86 feet; thence North 01 degrees 22 minutes 35 seconds EAST232.67 feet; thence North 50 degrees 22 minutes 54 seconds East 286.69 feet to the point of beginning, containing 7.88 acres (343,499 square feet).

Subject to all easements and rights–of–ways of record.

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and extended 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 13, 2004.
(For Subdivision Review)

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording

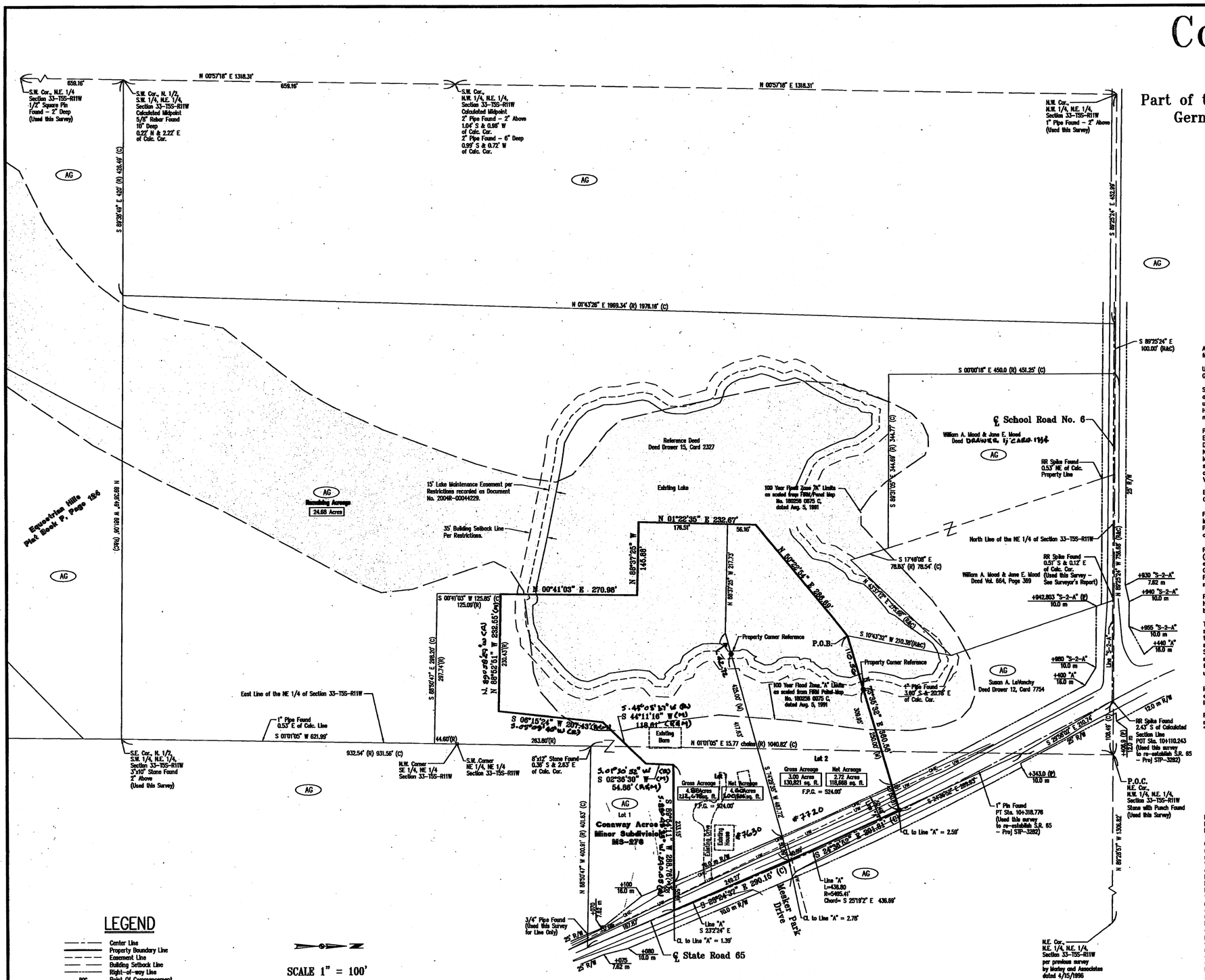
Executive Director

PLAT RELEASE DATE: July 12, 2005

R-169
Secondary Plat

Apc 44-MS-2004

3971 Secondary.dwg M.M.S. 4/29/2005



LEGEND

- Center Line
- Property Boundary Line
- Easement Line
- Building Setback Line
- Right–of–way Line
- POC Point Of Commencement
- POB Point Of Beginning
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- (X–X) Zoning

SCALE 1" = 100'

100 0 100 200