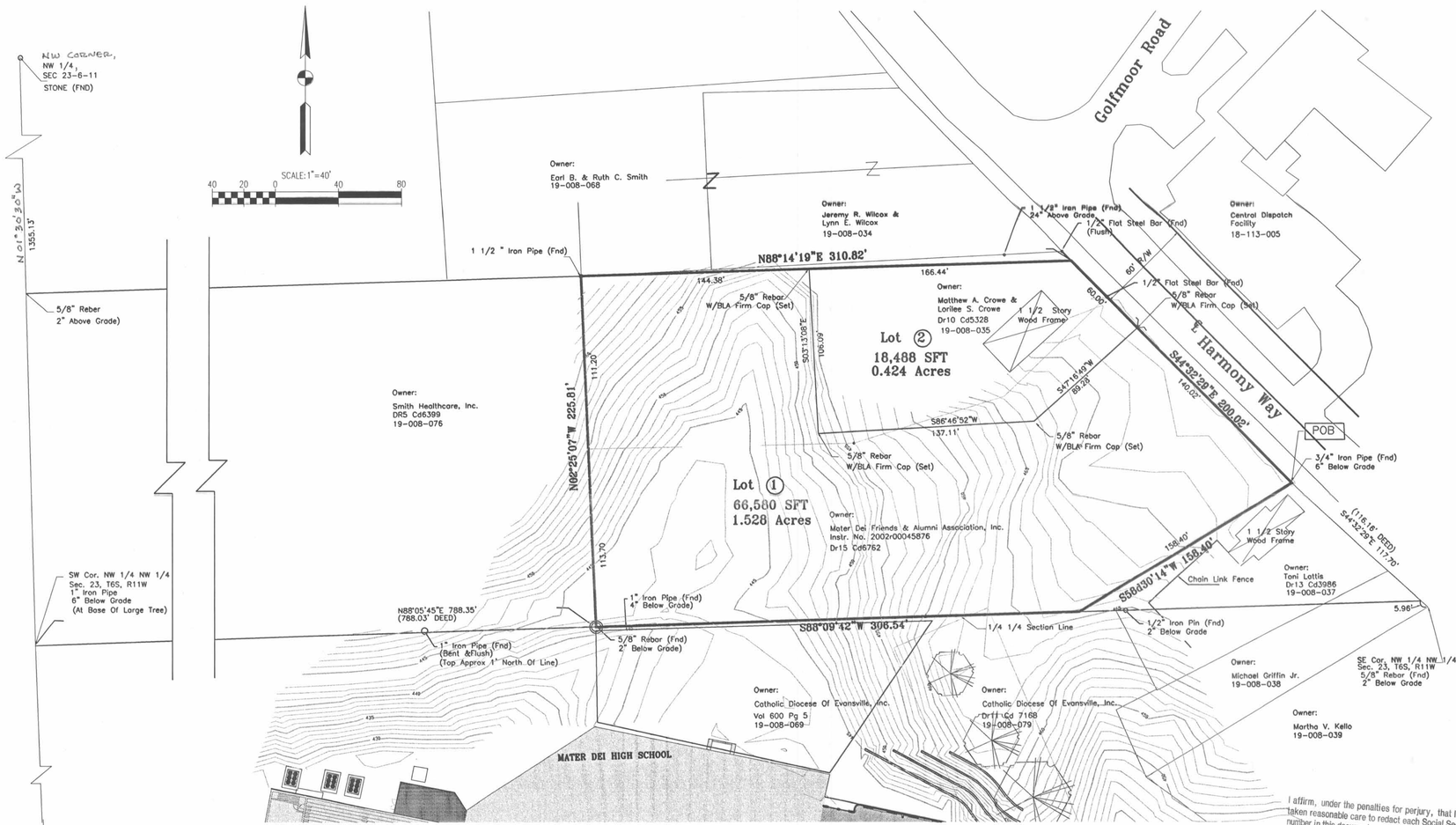
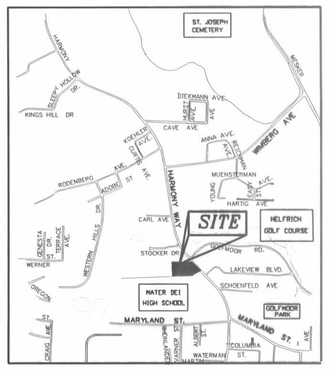
MATER DEI FRIENDS & ALUMNI MINOR PLAT





Location Map

RECEIVED FOR RECORD
DATE Jul 3, 2006 11:57AM
PLAT BOOK 5
PAGE 13
INSTR # 2006 R 000 23003
BETTY KNIGHT-SMITH RECORDER
VANDERBURGH COUNTY

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
JUL 03 2006
AUDITOR
4397

GENERAL NOTES

Zoning: The Subject Property is Zoned R-1.

Flood Plain Data: Per F.I.R.M. panel number 180257 0003 B dated October 15,1981, Vanderburgh County, Indiana, no portion of that land that lies with the Subdivision Boundary is desiganated as 100 year flood zone.

Building Setbacks: An existing structure is located on lot no. 2. All New buildings shall be setback a minimum of 25' from the lot line which is adjacent to Harmony Way.

Minimum First Floor Elevations: Will be established by the Vanderburgh County Building Commissioner.

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

Utilities: Sanitary sewer, water, gas, telephone and electric are on or will be extended to the site.

Access: Lot No. 1 will access Harmony Way. Lot 2 has an existing curb cut onto Harmony Way.

Road Grades: No Public Roadway is required for this plat.

Temporary Erosion Control: Slopes of 0% – 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 straw bales and/or erosion control blankets in place within (5) days of disturbance of soil which must remain in place until final grading and seeding.

Site Topography: The Site has a rolling terrain sloping in general from east to west and north to south. The elevations throughout range from 373' to 340'.

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

Monuments: Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Storm Drainage plans were approved by the Vanderburgh County Drainage Board on:

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless it is required by law.
(Name)

BOUNDARY DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 23, Township 6 South, Range 11 West in the City of Evansville, Perry Township, Vanderburgh County, Indiana, more particularly described as follows:

Beginning at a 3/4 inch diameter iron pin found marking the southeast corner of the former Scheller property, transferred to Mater Dei Friends & Alumni Association, Inc. by Instrument No. 2002R00045876), said point also being 116.16 feet North 44 degrees 32 minutes 29 seconds West of the southeast corner of said quarter quarter section according to said deed; thence South 58 degrees 30 minutes 14 seconds West 158.40 feet to a point on the south line of said quarter quarter section; thence South 88 degrees 09 minutes 42 seconds West along said south line 306.54 feet to a 5/8 inch diameter rebar; thence North 02 degrees 25 minutes 07 seconds West 225.81 feet to a 1–1/2" diameter iron pipe; thence North 88 degrees 14 minutes 19 seconds East 310.82 feet to a point on the southwesterly right–of–way of Harmony Way; thence South 44 degrees 32 minutes 29 seconds East 200.02 feet to the Point of Beginning, containing 1.953 acres (85,068 square feet).

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on March 13, 2006 and that all monuments shown exist at the locations as noted.

Witness my hand and seal the 12 day of JUNE 2006.

JAMES A. FARNY REGISTERED No. S0551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 MATER DEI FRIENDS & ALUMNI MINOR PLAT. All roads shown and not previously dedicated are hereby dedicated to public use.

Mater Dei Friends and Alumni Association, Inc.
Owner of Lot 1
Robb Bumb, President
1300 Harmony Way
Evansville, IN 47720

Matthew A. Crowe
Owner of Lot 2

Lorilee S. Crowe
Owner of Lot 2

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 12th day of June 2006.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires: 6-12-2011
Notary Public: Edie Boots
Notary Resides in: Vanderburgh County, Indiana
(typed or printed name): Edie Boots

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the 14th day of June 2006.

NOTARY PUBLIC SEAL INDIANA

My Commission Expires: 6-12-2011
Notary Public: Edie Boots
Notary Resides in: Vanderburgh County, Indiana
(typed or printed name): Edie Boots

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL 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, this plat has been given Primary Approval by the Area Plan Commission Of Evansville and Vanderburgh County at a meeting held on May 9, 2006. AT SUB REVIEW.

President

Attest Executive Director

S-13

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

Executive Director

PLAT RELEASE DATE: July 3, 2006

APC# 9-MS-2006