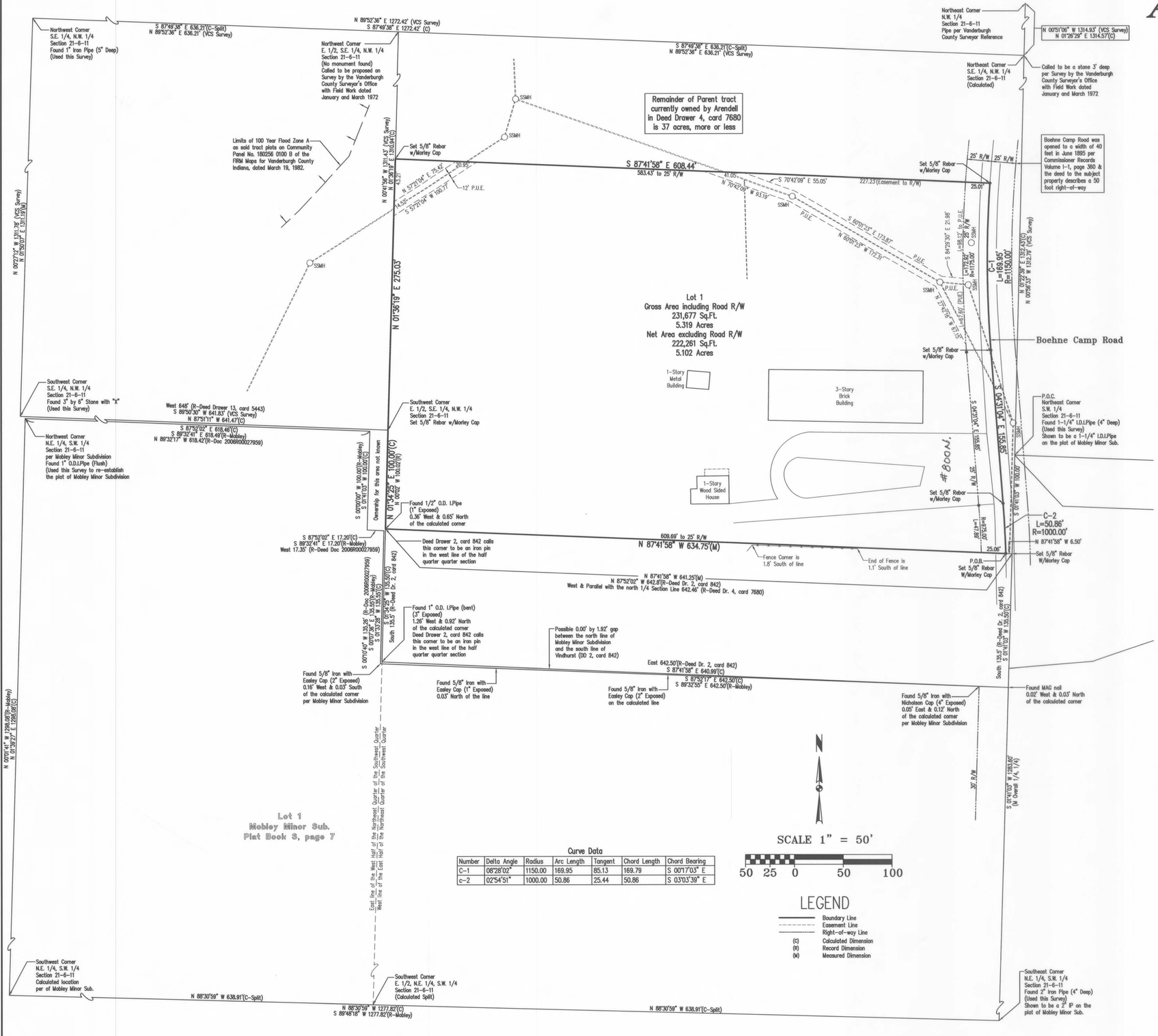
AREM Minor Subdivision



General Notes

Utilities: Gas, Electric, Water and sewer are existing on site.

Access: Lot 1 shall access Boehne Camp Road, only.

No brick or non-breakaway mailbox structures shall be placed in street right-of-way

Flood Plain Data: The within described tract of land does not 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.

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 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% 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 iron rod with plastic cap stamped "Morley and Associates, Inc. I.D. No. 0023."

A Boundary survey of the subject property and part of the remainder area was completed by Morley and Associates on December 22, 2006. This survey is recorded in Document Number 2006R00042957.

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 **AREM Minor Subdivision**
Any additional road right-of-way shown and not previously dedicated is hereby dedicated to public use.

Strips or areas of land, of the dimensions shown on this plat and marked **"P.U.E."** (Public Utility Easement), are hereby dedicated to public utilities 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.

Owner and Subdivider

AREM Corporation
Scott Anderson, President
505 Cedar Hill Lane
Evansville, IN 47710

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 Owner and Subdivider, (Scott Anderson) who acknowledged the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes set forth.

Witness my hand and seal this 29th day of December 2006.

My Commission Expires:
5-3-2009

Joan M. Morley
Notary Public

Notary Resides in Vanderburgh
County, Indiana

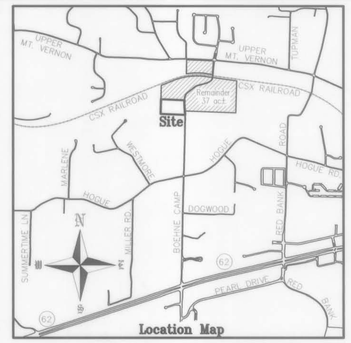
Joan M. Morley
(typed or printed name)

NOTARY PUBLIC JOAN M. MORLEY INDIANA

S-38

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
01·05·07 (DATE)
BILL FLUTY AUDITOR
128 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 01·05·07 9:33A M
PLAT BOOK S-
PAGE 38
INSTR# 2007R00000679
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Boundary Description

Part of the Northeast Quarter of the Southwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 21, Township 6 South, Range 11 West in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section; thence along the east line of the Northeast Quarter of the Southwest Quarter of said section, South 01 degree 41 minutes 03 seconds West 100.00 feet; thence parallel with the north line of the East Half of the Northeast Quarter of the Southwest Quarter of said section, North 87 degrees 41 minutes 58 seconds West 6.50 feet to a point in the center of Boehne Camp Road and being the point of beginning; thence continue parallel with the north line of the East Half of the Northeast Quarter of the Southwest Quarter of said section, North 87 degrees 41 minutes 58 seconds West 634.75 feet to a point on the west line of said Half Quarter Quarter Section; thence along the west line of the East Half of the Northeast Quarter of the Southwest Quarter of said section, North 01 degree 34 minutes 25 seconds East 100.00 feet to the northwest corner thereof; thence along the west line of the East Half of the Southeast Quarter of the Northwest Quarter of said section, North 01 degree 36 minutes 19 seconds East 275.03 feet; thence parallel with the south line of the East Half of the Southeast Quarter of the Northwest Quarter of said section, South 87 degrees 41 minutes 58 seconds East 608.44 feet to a point in the center of Boehne Camp Road and being the beginning of a curve to the left, having a central angle of 08 degrees 28 minutes 02 seconds and a radius of 1150.00 feet, from which the chord bears South 00 degrees 17 minutes 03 seconds East 169.79 feet; thence along the arc of said curve and along the center of said road 169.95 feet; thence continue along the center of said road, South 04 degrees 31 minutes 04 seconds East 155.85 feet to the beginning of a curve to the right, having a central angle of 02 degrees 54 minutes 51 seconds and a radius of 1000.00 feet, from which the chord bears South 03 degrees 03 minutes 39 seconds East 50.86 feet; thence along the arc of said curve and along the center of said road 50.86 feet to the point of beginning and containing a gross area of 5.319 acres.

Subject to the right-of-way for Boehne Camp Road off the east side thereof.

Subject to all other easements and rights of way of record.

Surveyor's Certificate

I, Scott D. Buedel, 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.

SCOTT D. BUEDEL REGISTERED No. 00031 STATE OF INDIANA LAND SURVEYOR

12-28-06

Scott D. Buedel, P.L.S.
Indiana Registration No. 29900031
Morley and Associates, inc.
4800 Rosebud Lane
Newburgh, IN 47630

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, November 14, 2006. at Subdivision Review

President

Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Executive Director

PLAT RELEASE DATE: JAN. 05, 2007

APC# 24-MS-2006

Affirmation Statement
I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Signature:
Printed Name: Scott Buedel

Secondary Plat

Designed By:	Job Number:
Buedel	6695-4-A
Drawn By:	Date:
Buedel	12/27/06

Filename: J:/6895/Surveying/Subdivision/1-lot minor sub.dwg

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
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Architecture
Construction Management
Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
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