Merten Minor Subdivision

A Replat of Lot 5 in the Amended Harris Subdivision, as per plat thereof, recorded in Plat Book O, page 187 and part of the S.E. 1/4, S.E. 1/4 Sec. 25–T6S–R10W

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
03.12.07 (DATE)
BILL FLUTY AUDITOR
1464 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03.12.07 10:03 AM
PLAT BOOK S-
PAGE 43
INSTR# 2007R00007103
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

Purpose of Subdivision: Lot 1 and that part of Lot 2 due north of Lot 1 were illegally subdivided in 1997. This subdivision will bring all parcels into compliance with the Subdivision Control Ordinance.

Flood Plain Data: Per F.I.R.M. for Evansville, Indiana, Panel Number 180257 0008 B, dated October 15, 1981, this proposed subdivision does not lie within the limits of the 100 year flood zone, Flood Zone "A".

First floor grades shall be set to allow for proper drainage away from Buildings. 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.

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.

Utilities: Water, gas, electric, cable tv, and sanitary sewer are existing. on site.

Reference Survey: Doc.#2006R00041353

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID#0023." or as noted.

Basis of Bearings: Amended Harris Subdivision

The 10' drainage easement that originally ran along the west and south sides of Lot 5 in the Amended Harris Subdivision, was vacated by Ordinance G–2007–1 and is recorded as Inst.#2007R00004444.

Owner's Certificate

The undersigned owner of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Merten Minor Subdivision. All additional rights–of–ways shown and not previously dedicated are hereby dedicated to public use.

Margaret A. Merten (Owner Lot 1)
2155 Long Cove Circle
Newburgh, IN 47630

J. Kenneth. Merten (Owner Lot 1)
2155 Long Cove Circle
Newburgh, IN 47630

Notary Certificate

STATE OF IN COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider,

J. Kenneth Merten and Margaret A. Merten

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 1st day of March, 2007.

My Commission Expires: 9-21-09

Notary Public
Kristy M. Sawyer (typed or printed name)

Notary Resides in Posey County,

Mark V. Pettinga (Owner Lot 2)
915 Windsor Woods Drive
Evansville, In 47715

Gayle L. Pettinga (Owner Lot 2)
915 Windsor Woods Drive
Evansville, In 47715

Notary Certificate

STATE OF IN COUNTY OF Warrick) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and Subdivider,

Mark V. & Gayle L. Pettinga

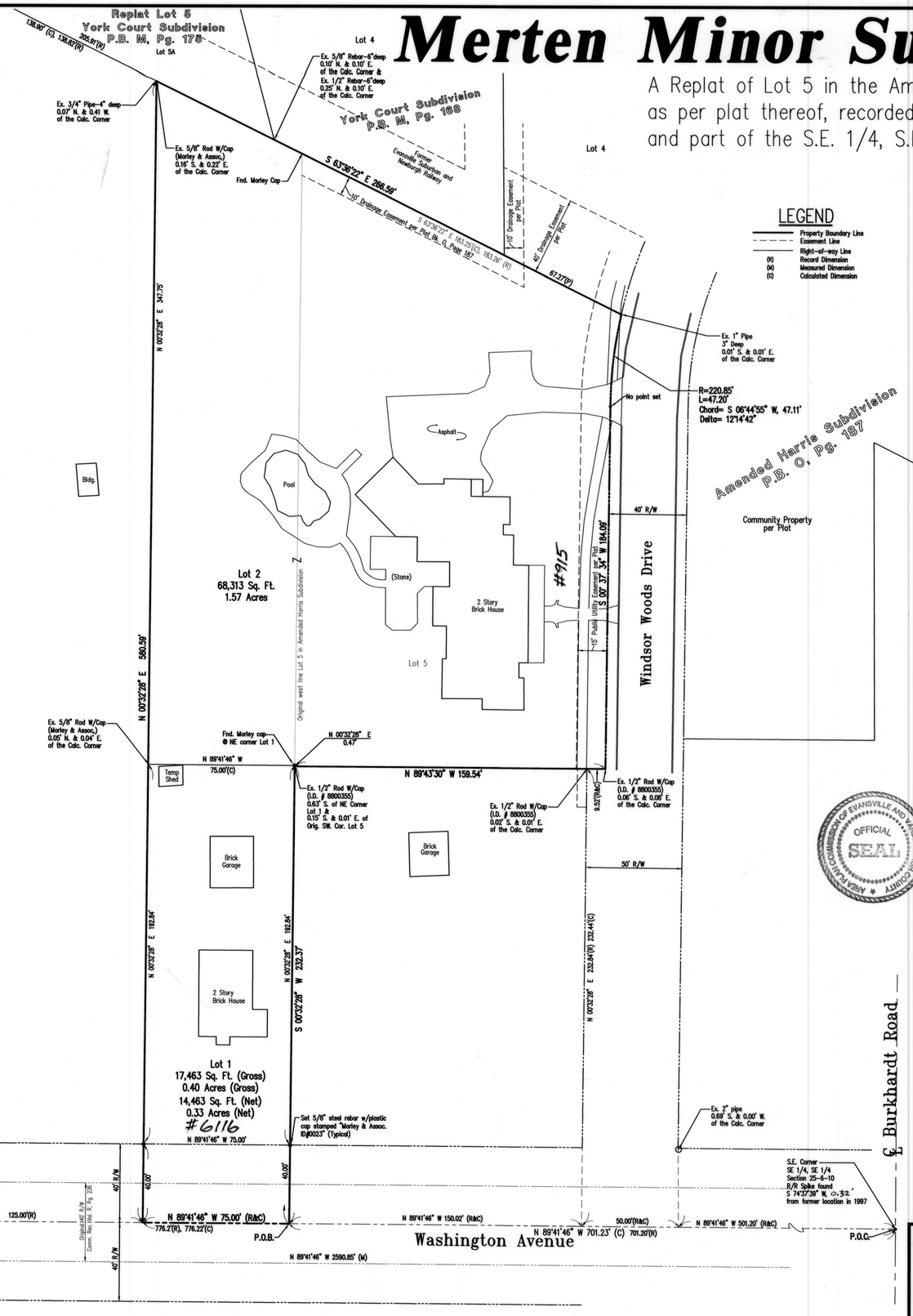
who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 28th day of Feb., 2007.

My Commission Expires: 9-21-09

Notary Public
Kristy M. Sawyer (typed or printed name)

Notary Resides in Posey County,

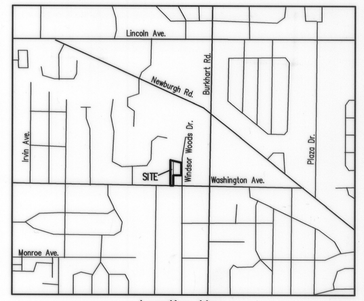


LEGEND

- Property Boundary Line
- Easement Line
- Right–of–way Line
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension

SCALE 1" = 30'

30 0 30 60 90



Location Map
Knight Township

Boundary Description

Part of Lot 4 in Barnett's Grove, an unrecorded subdivision of part of the Southeast Quarter of the Southeast Quarter of Section 25, Township 6 South, Range 10 West in Vanderburgh County, Indiana, and all of Lot 5 in the Amended Harris Subdivision, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book O, page 187 in the office of the Recorder of Vanderburgh County, Indiana.all being more particularly described as follows:

Commencing at the southeast corner of said quarter quarter section; thence along the south line of said quarter section, also being the centerline of Washington Avenue, North 89 degrees 41 minutes 46 seconds West 701.23 feet to the point of beginning, said point being the southeast corner of a tract of land conveyed to John F. & Martha E. Maier, recorded in Deed Drawer 4, Card 7146 in the office of the Recorder of Vanderburgh County, Indiana; thence continuing along said south quarter section line, North 89 degrees 41 minutes 46 seconds West 75.00 feet to the southwest corner of said Maier tract; thence along the west line of said Maier tract, North 00 degrees 32 minutes 28 seconds East 580.59 feet to the northwest corner of said Maier tract, said point being on the southwesterly right–of–way line of the former Evansville Suburban and Newburgh Railway; thence along said right–of–way line and along the north line of said Lot 5 in the Amended Harris Subdivision, South 63 degrees 36 minutes 22 seconds East 266.59 feet to the northeast corner of said Lot 5, said point being the point of curvature of a curve to the left, concave to the East, having a central angle of 12 degrees 14 minutes 42 seconds and a radius of 220.85 feet from which the chord bears South 06 degrees 44 minutes 55 seconds West 47.11 feet; thence along the right–of–way of Windsor Woods Drive and along the arc of said curve 47.20 feet; thence continuing along the right–of–way of Windsor Woods Drive, South 00 degrees 37 minutes 34 seconds West 184.09 feet to the southeast corner of said Lot 5; thence along the south line of said Lot 5, North 89 degrees 43 minutes 30 seconds West 159.54 feet to the southeast corner of said Lot 5, thence South 00 degrees 32 minutes 28 seconds West 232.37 feet to the Point of Beginning containing 85776 square feet (1.97 acres).

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, January 9, 2007, Subdivision Review.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: March 12, 2007

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 There has been no change from the matters of the survey recorded in Doc.#2006R00041353.

Witness my hand and seal this 27th day of February, 2007.

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464–9585

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

S-43

APC # 3-MS-2007

AFFIRMATION STATEMENT
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. (I.C. 36–2–7.5)

Bret Sermersheim
Bret Sermersheim

Secondary Plat

Designed By:	Job Number:
	6918-3A
Drawn By: BAS	Date: 2-27-07
Filename: 6918 minor-sub 2006-secondary	

Morley and Associates Inc.
www.morleyandassociates.com

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