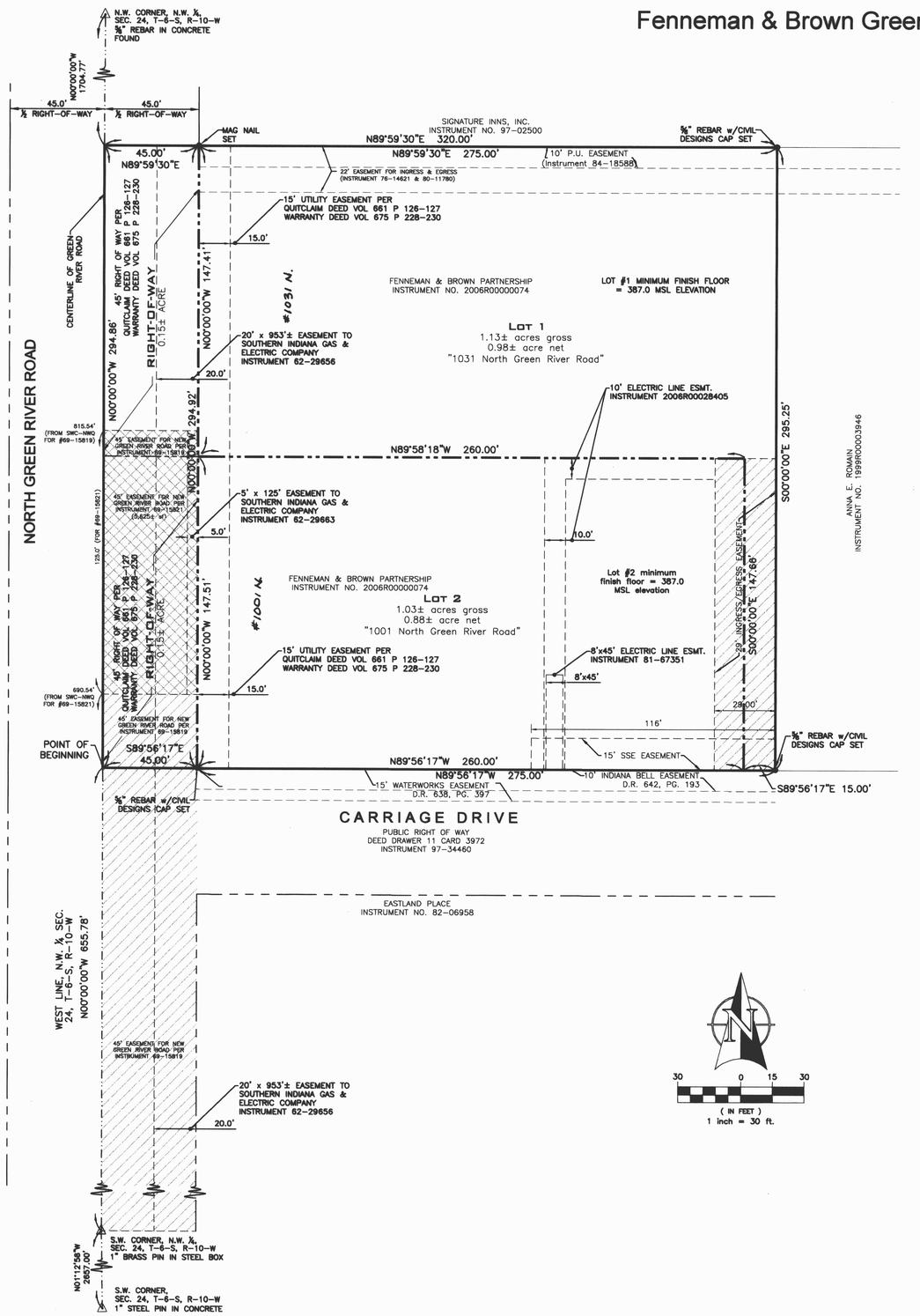
Fenneman & Brown Green River Road Plat



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-01-07 (DATE)
BILL FLUTY AUDITOR
3502 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-01-07 12:49P
PLAT BOOK S-
PAGE 50
INSTR# 2007R00017015
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Boundary Description

Part of the Northwest Quarter of Section 24, Township 6 South, Range 10 West, in Knight Township, Vanderburgh County, Indiana, and more particularly described as follows:

BEGINNING at a point on the West line of said Quarter Section 655.78 feet North of the Southwest corner thereof; thence continuing along the West line of said Quarter Section, North 00 degrees 00 minutes 00 seconds West 294.86 feet; thence North 89 degrees 59 minutes 30 seconds East 320.00 feet; thence South 00 degrees 00 minutes 00 seconds East 295.25 feet; thence North 89 degrees 56 minutes 17 seconds West 320.00 feet to the POINT OF BEGINNING, containing 2.16 acres, more or less. Subject to all legal easements and rights-of-way of record.

Surveyor's Certificate:

I, Bradley P. Ott, 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 Brian L. Wood, February 21, 2006, Civil Designs Project Number 06-102 and that all monuments shown exist at the locations as noted.

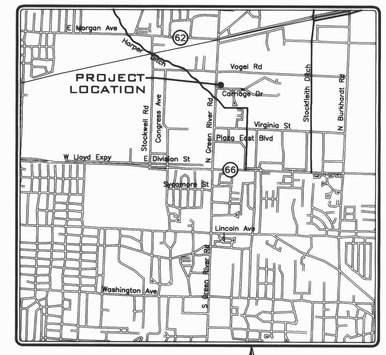
Affirmation Statement:
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social securtiy number in this document, unless required by law. Bradley P. Ott

Witness my hand and seal this

25th day of May, 2007

Bradley P. Ott
Indiana Registration No. 9600012

BRADLEY P. OTT * REGISTERED * No. 9600012 STATE OF INDIANA LAND SURVEYOR



VICINITY MAP
NOT TO SCALE

Owner's Certification

The undersigned owners of real estate shown and described hereon do hereby plat and subdivide said real-estate as shown and designate the same as Fenneman & Brown Green River Road Plat. Portions of rights-of-way along Green River Road shown and not previously dedicated are hereby dedicated to public use.

Owner hereby grants an easement over strips or areas of land, of the dimensions shown on this Plat and marked "SSE" (Sanitary Sewer Easement) to the Evansville Water and Sewer Department, its' successors and assigns, for the installation, maintenance, operation enlargement and repair of underground sanitary sewer facilities, so long as such facilities shall not block or interfere with vehicular and pedestrian ingress and egress over and across the SSE by Owner, its successors and assigns. No buildings or other permanent structures shall be located within the SSE, but Owner shall be permitted to install pavement, curbs and other improvements over and across the SSE. Owner reserves the right to use the land for any purpose that is not inconsistent with the existing maintenance of the sanitary sewer facilities.

Owners:

Fenneman & Brown Partnership
5864 South East Street
Indianapolis, Indiana 46227

Owner Representative Signature: Craig E Fenneman

Title: General Partner

Printed Name: Craig E Fenneman

Notary Certificate

State of Indiana)
) SS:
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Craig E. Fenneman, a duly authorized representative of Fenneman & Brown Partnershipand acknowledged the execution of this Instrument as his/her voluntary act and deed and affixed his/her signature thereof.

Witness my hand and Notarial Seal this 29th day of May, 2007.

Notary Public: Kathy E. Hause-Gurevitz

Printed Name: Kathy E. Hause-Gurevitz

My Commission Expires: 10/17/09

County of Residence: Morgan

General Notes:

1. The accuracy of any flood hazard data shown is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract lies within Flood Hazard Zone "B" as said tract plots by scale on Flood Insurance Rate Map (FIRM) Map Number 180256 0050 B, Vanderburgh County, Indiana, with an effective date of March 19, 1982.

2. Temporary Erosion Control Statement: Slopes 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top or wheat, with 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 remain in place until final grading and seeding.

3. Record land description for this site is recorded as Instrument No. 2006R00000074

Utility Statement:

1. City water is available to both lots. City sewer to Lots #1 and #2 are available.
2. Electric is available to both lots.

Access Statement:

No new access will be allowed onto Green River Road, per Area Plan Commission, Evansvile-Vanderburgh County.

Area Plan Commision 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 April 11, 2006 (at Sub 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

June 1, 2007
Plat Release Date

S-50

Civil Designs
2415 Directors Row Ste.E
Indianapolis, In 46241
317-244-1968
FAX-244-1969

Job #06-102
SHEET 1 OF 1

THIS INSTRUMENT PREPARED BY BRADLEY P. OTT, PLS #9600012
APC #6-MS-2006