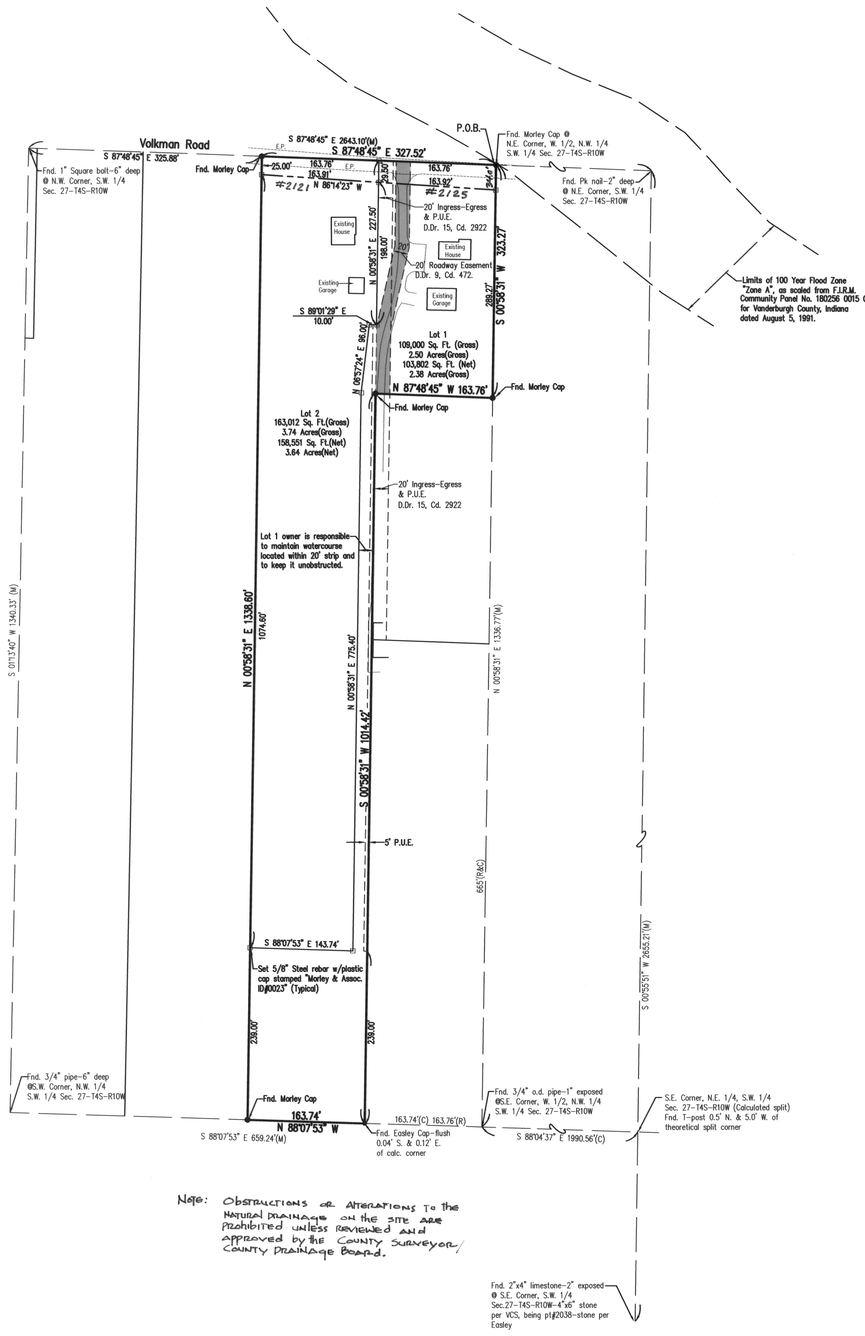
Stacy Minor Subdivision



Note: Obstructions or alterations to the natural drainage on the site are prohibited unless reviewed and approved by the County Surveyor/ County Drainage Board.

GENERAL NOTES

Purpose of Subdivision: To bring properties into compliance with Subdivision Control Ordinance.

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0015 C, dated August 5, 1991, no portion of this subdivision lies within the limits of the 100 year flood zone, Flood Zone "A".

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: Gas and electric are existing on site.
Sewers for both lots will be provided by private on-site sewage disposal systems (OSDS)
Water is supplied to Lots 1 and 2 by cisterns.

OSDS Utility Statement: Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410IAC 6-8-1.

Reference Survey: Doc.#2007R00019438

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: Indiana State Plane- West Zone

Water Courses: Each individual lot owner is responsible for maintaining any water course that is located on the lot. They are also responsible for keeping the water course free from obstructions.

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 Stacy Minor Subdivision. All additional rights-of-way shown and not previously dedicated are hereby dedicated to public use.

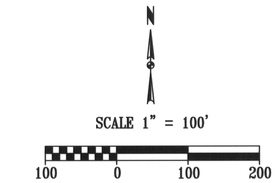
Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities for the installation, maintenance, operation, enlargement and repair of utility facilities, whether above ground or below ground, with the right to trim 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 of part of Lot 1)

Michael D. Stacy
2125 Volkman Road
Evansville, IN 47725

(Owner part of Lot 1 and all of Lot 2
JSB Investments, LLC

By: Joseph A. Boatman, Managing Member
8445 No. Six School Road
Evansville, In 47720

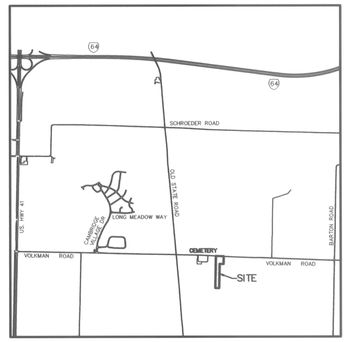


LEGEND

- Right-of-Way Line
- Property Boundary Line
- Easement Line
- POB Point Of Beginning
- (R) Record Dimension
- (M) Measured Dimension
- (C) Calculated Dimension
- ● Fnd. 5/8" Steel rebar w/plastic cap stamped "Morley & Assoc. ID#0023" (Typical)
- □ Set 5/8" Steel rebar w/plastic cap stamped "Morley & Assoc. ID#0023" (Typical)
- ○ Fnd. Easley cap
- EP Edge of Pavement

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-25-07
(DATE)
BILL FLUTY AUDITOR
4120
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-25-07 2:18 PM
PLAT BOOK S-
PAGE 54
INSTR# 2007R00019852
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Part of the West Half of the Northwest Quarter of the Southwest Quarter of Section 27, Township 4 South, Range 10 West in Scott Township, Vanderburgh County, Indiana being more particularly described as follows:

Beginning at the Northeast corner of said Half Quarter Quarter section; thence along the east line of said Half Quarter Quarter section, South 00 degrees 58 minutes 31 seconds West 323.27 feet; thence parallel with the north line of said Half Quarter Quarter section, North 87 degrees 48 minutes 45 seconds West 163.76 feet; thence parallel with the east line of said Half Quarter Quarter section, South 00 degrees 58 minutes 31 seconds West 1014.42 feet to a point on the south line of said Half Quarter Quarter section; thence along said south line, North 88 degrees 07 minutes 53 seconds West 163.74 feet; thence parallel with the east line of said Half Quarter Quarter section, North 00 degrees 58 minutes 31 seconds East 1338.60 feet to a point on the north line of said Half Quarter Quarter section; thence along said north line, South 87 degrees 48 minutes 45 seconds East 327.52 feet to the Point of Beginning containing 272,012 square feet (6.24 acres).

Subject to a 20 foot easement for ingress-egress and public utilities recorded in Deed Volume 678, page 472.

Subject to a 20 foot roadway easement recorded in Deed Drawer 9, Card 472.

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

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.#2007R00019438

Witness my hand and seal this 22nd day of June, 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

NOTARY CERTIFICATE

STATE OF INDIANA, 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, Michael D. Stacy, who acknowledge 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 therein set forth.

Witness my hand and seal this 25th day of June, 20 07

My Commission Expires: 9-21-09

Notary Resides in Posey County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

NOTARY CERTIFICATE

STATE OF INDIANA, 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, Joseph A. Boatman,as managing member of JSB Investments, LLC, who acknowledge 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 therein set forth.

Witness my hand and seal this 25th day of June, 20 07

My Commission Expires: 9-21-09

Notary Resides in Posey County, Indiana

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

NOTARY PUBLIC SEAL INDIANA

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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, June 12, 2007 (Subdivision Review)

President

Attest Executive Director

S-54

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

Executive Director

PLAT RELEASE DATE: JUNE 25, 2007

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: Bret Sermersheim

Secondary Plat	
Designed By:	Job Number: 7063-4A
Drawn By: BAS	Date: 6-22-07
Filename: 7063-minor-secondary-plat.dwg	

Morley and Associates Inc.
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APC #14-MS-2007