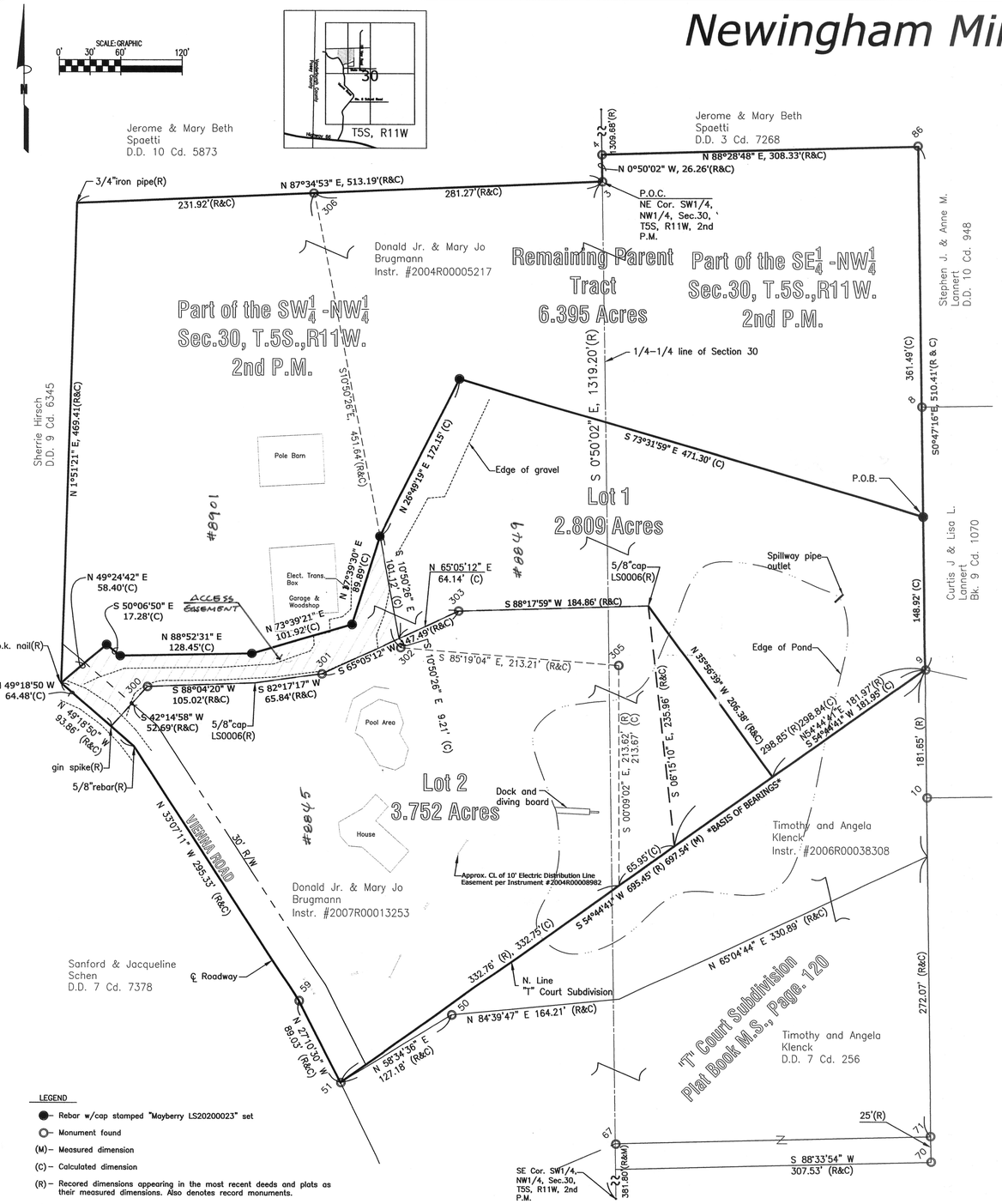
Newingham Minor Subdivision



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 13, 2007 (DATE)
BILL FLUTY AUDITOR
#45598 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-13-2007 11:43 AM
PLAT BOOK S-
PAGE 57
INSTR# 2007R000 21985
BETTY KNIGHT SMITH RECORDER VANDERBURGH COUNTY

Owners 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 Newingham Minor Subdivision.

Donald Jr. & Mary Jo Brugmann
8901 Vienna Road
Evansville, IN 47720

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 Area Plan Commission of Evansville and Vanderburgh County at a meeting held on June 12, 2007.

President

Attest Executive Director

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

Executive Director

July 13, 2007
Plat Release Date

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 31st day of May, 2007.

August 8, 2008
My Commission Expires:

Notary Public

Notary Resides in Vanderburgh County, Indiana

Tracy Keller
(typed or printed name)

Affirmation Statement

I affirm, under the penalties for perjury, that I have taken reasonalble care to redact each Social Security number in this document, unless required by law.

Kristopher c. Mayberry 5/21/07

Boundary Description:

A part of the Southwest Quarter of the Northwest Quarter of Section 30, Township 5 South, Range 11 West and a part of the East Half of the Northwest Quarter of Section 30, Township 5 South, Range 11 West of the 2nd Principal Meridian, all in German Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at a five-eighths (5/8) inch iron rod with LS cap S0006 at the Northeast corner of the Southwest Quarter of the Northwest Quarter, thence along the West line of the Southeast Quarter of the Northwest Quarter of said section N 00°50'02" W 26.26 feet to a 1-1/2" iron rod in a stone; thence N 88°28'48" E 308.33 feet; thence S 00°47'16" E 361.49 feet to the POINT OF BEGINNING being a rebar with cap stamped "Mayberry LS 20200023" (hereinafter called a "Mayberry cap") thence describing the meets and bounds of Lots 1 and 2 the following 12 (twelve) courses;

1st S 00°47'16" E 148.92 feet to the Northeast corner of "T" Court Subdivision; thence along the North line of said subdivision
2nd S 54°44'41" W 697.54 feet to the Northwest corner of said subdivision located in the centerline of Vienna Road; thence along said centerline
3rd N 27°10'30" W 89.03 feet; thence continuing along said centerline
4th N 33°07'11" W 295.33 feet; thence
5th N 49°18'50" W 93.86 feet; thence
6th N 49°24'42" E 58.40 feet to a Mayberry cap; thence
7th S 50°06'50" E 17.28 feet to a Mayberry cap; thence
8th N 88°52'31" E 128.45 feet to a Mayberry cap; thence
9th N 73°39'21" E 101.92 feet to a Mayberry cap; thence
10th N 17°39'30" E 89.89 feet to a Mayberry cap; thence
11th N 26°49'19" E 172.15 feet to a Mayberry cap; thence
12th S 73°31'59" E 471.30 feet to a Mayberry cap being the POINT OF BEGINNING and containing 6.561 acres more or less.

Subject to the Right of Way of Vienna Road

Subject to a 10 feet wide easement in favor of Southern Indiana Gas and Electric Company as described in Instrument #200400008982 in the Office of the Recorder of Vanderburgh County, Indiana.

Subject to all other easement and right of ways of record.

General Notes:

Utilities: Water is available along Vienna Road. Sewers will be provided by private on-site sewage disposal systems. (OSDS)

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 41410IAC 6-8-1.

P.U.E. A 10' wide P.U.E. exists per Instrument #2004R00008982 that commences at a power pole on the Southeast side of the house located on Lot 2. It connects to the Electric Transformer Box on the East of the garage located on said Lot 2 of the subdivision. The underground route location of this line was not determined by this survey.

Flood Plain Data: No portion of the said lots lie within Flood Zone A according to Community Panel #180256 0075 C of the Flood Insurance Rate Map for Vanderburgh County dated Aug. 5, 1991

Access: Lot 1 will use a driveway connected to Vienna Road. Access for Lot 2 and the Parent Tract will use an easement across Lot 1.

Zoning: The subject property is zoned Agricultural "A".

Surveyor's Report: This report is recorded as document # 2007R00021984 in the Office of the Recorder for Vanderburgh County, Indiana.

Surveyor's Certificate

I, Kristopher C. Mayberry, do hereby certify that this report and the survey on which it is based was performed under my direction and to the best of my knowledge and belief this report and plat were executed in accordance with the provisions of Title 865, Article 1, Chapter 12 of the Indiana Administrative Code.
I also further certify only to the parties named and that this plat is not certified to be used by any other party. The evidence, possession, ownership and conditions could change and the use of this survey is limited to the date indicated hereon.

Certified:

Kristopher C. Mayberry
Indiana Reg. No. LS20200023

Field work completed Feb.22, 2007

5/21/07

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RETRACEMENT & ORIGINAL SURVEY for a Minor Subdivision along Vienna Road in Vanderburgh County, IN.

Prepared By
SUMMIT Environmental LLC.
2125 Glenview Drive, Evansville, IN 47720
Phone: (812)421-1744 Fax: (812)421-8106

File location, date, time & user
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APC # 12-MS-2007