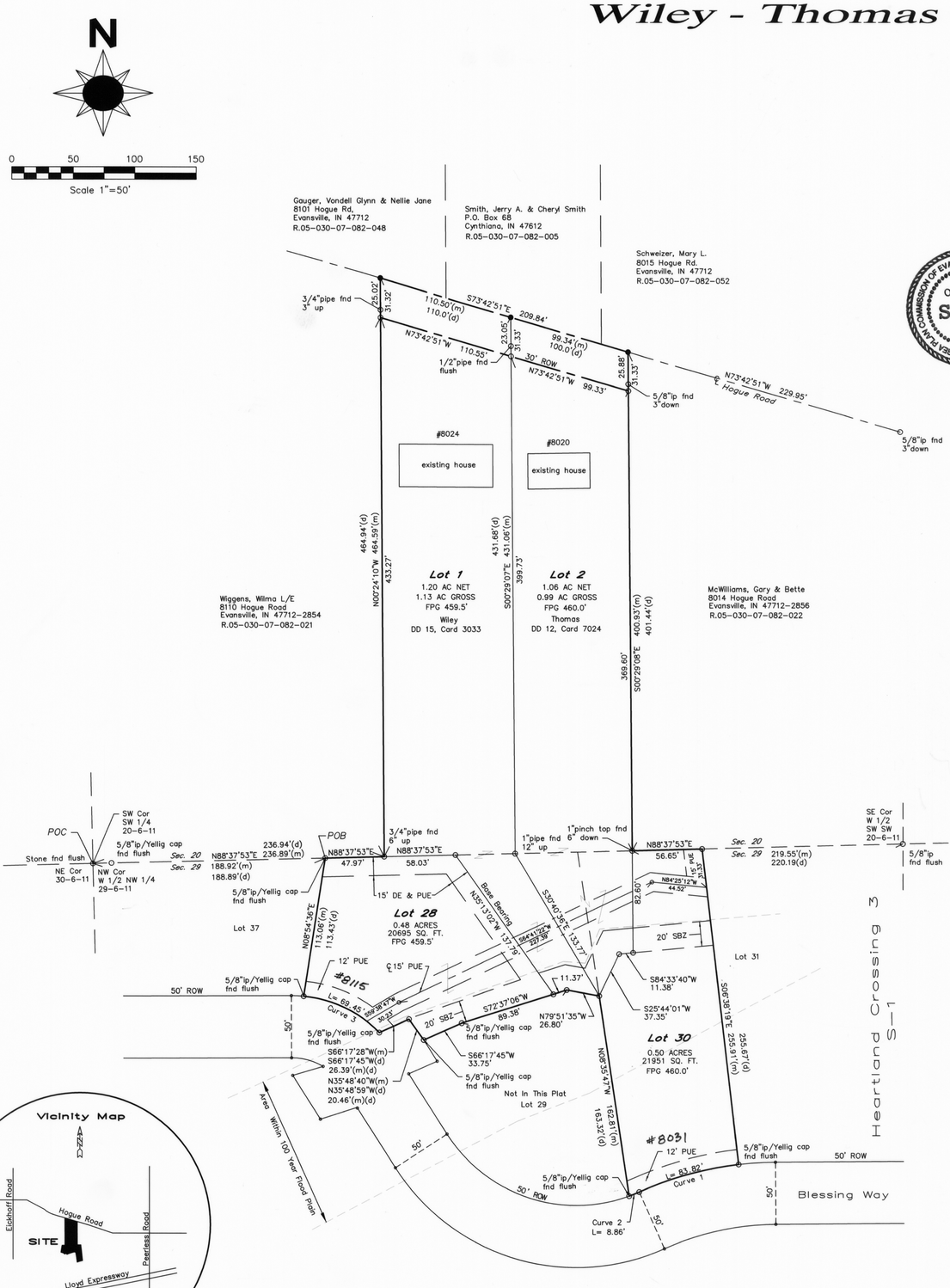
Wiley - Thomas Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
09•11•2007 (DATE)
BILL FLUTY AUDITOR
6040 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.11.07 3:25 PM
PLAT BOOK S-
PAGE 63
INSTR# 2007R00028516
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



Heartland Crossing 3
S-1

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

AREA PLAN COMMISSION CERTIFICATE

Under the authority provided by Acts of 1981, Public Law No. 309 and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL approval by the Area Plan commission of Evansville and Vanderburgh County at a meeting held on July 13, 2006.

President

Attest Executive Director

PLAT RELEASE

SECONDARY PLAT complies with the Ordinance and is released for recording.

Executive Director

Sept. 11, 2007
Plat Release Date

GENERAL NOTES

Base bearing for this survey is the easterly line of lot 28 in Heartland Crossing Section 3 Subdivision.

Lot corners marked with 5/8" rebar/cap stamped "NICHOLSON 7964), unless otherwise noted.

TEMPORARY EROSION CONTROL:

Erosion Control: Slopes of 0 to 6% shall be mulched and seeded, i.e. rye, red top, and wheat (which will be used primarily for fall planting) within 45 days of disturbance soil and must remain in place until final grading and shaping. Slopes of more than 6% shall have straw bales and/or erosion blankets in place within 5 days of soil disturbance and must remain in place until final grading and seeding.

UTILITIES:

All utilities (sanitary sewer, water, gas, and electric) are available to the site.

FLOOD PLAIN DATA:

Site is partially within the 100 Year Flood Zone, Zone A, as shown on the drawing according to FIRM Map No. 180 256 0100 B and a flood study on file at the Vanderburgh County Building Commissioners Office.

Flood Protection Grades (FPG) are shown for Lots adjoining the 100 Year Flood Plain. This FPG elevation is the minimum elevation for any residence including attached garages.

Within Flood Zone "A", a soils engineer shall certify the compaction, methods, and suitability of fill in the area of building pads and shall delineate lot numbers for those building lots being certified on the site grading plan. Further, the soils engineer will provide special footing and foundation requirements, if any, based on the soil conditions.

LEGEND

(m) measured data

(d) deed data

ROW Right Of Way

● MAG Nail Set

CURVE DATA

Curve 1	Curve 2	Curve 3
L=83.82'	L=8.86'	L=69.45'
R=275.00'	R=125.00'	R=100.00'
Δ=17°27'51"	Δ=04°03'41"	Δ=39°47'28"
C LEN=83.50'	C LEN=8.86'	C LEN=68.06'
BRG=S74°37'40"W	BRG=S67°55'34"W	BRG=N64°33'19"W
T=42.24'	T=4.43'	T=36.19'
Dc=20°50'06"	Dc=45°50'18"	Dc=57°17'43"

SURVEYOR'S CERTIFICATE

I, Billy T. Nicholson, 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; that this survey was made in accordance with Title 865-1-12 of the Indiana Administrative Code and accordingly under my supervision. This is a class B survey with a theoretical uncertainty of 0.25 feet as determined by subsection 7d, Section 7 of subject code.

Billy T. Nicholson IN No. 7964

Date 9/11/06

BILLY T. NICHOLSON REGISTERED No. 7964 STATE OF INDIANA LAND SURVEYOR

Affirmation Statement

I also 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.

Billy T. Nicholson IN No. 7964

Date 9/11/06

BOUNDARY DESCRIPTION

Part of the Southwest Quarter of Section 20, Township 6 South, Range 11 West, Perry Township and a replat of Lots 28 and 30 in Heartland Crossing Section 3, as recorded March 9, 2006, in Plat Book S-1 in the Vanderburg County Recorder's Office, more particularly described as follows;

Commencing at the Southwest corner of the Southwest Quarter of said Section 20, thence N88°37'53"E along the South line 188.92 feet, to the Northwest corner of said lot 28, being the point of beginning of this description; thence continue N88°37'53"E along said South line 47.97 feet to the Southwest corner of the C. David Wiley property described in Deed Drawer 15, Card 3033 in the Vanderburgh County Recorder's Office, thence N00°24'10"W along the West line thereof 464.59 feet to the center of Hogue Road, thence S73°42'51"E along the center of said road 209.84 feet to the Northeast corner of the Richard Thomas property as described in Deed Drawer 12, Card 7024 in the Vanderburgh County Recorder's Office, thence S00°29'08"E along the East line thereof 400.93 feet to the Southeast corner thereof being a point on the North line of lot 30 in said Heartland Crossing Section 3 Subdivision, thence N88°37'53"E along the North line thereof 56.65 feet to the Northeast corner thereof, thence S06°38'19"E along the East line thereof 255.91 feet to the Southeast corner thereof, being a point on the North right of way line of Blessing Way as platted in said Heartland Crossing Section 3, thence Westerly along a curve to the left having a radius of 275.00 feet for a distance of 83.82 feet (chord bearing N74°37'40"E, chord distance 83.50 feet) to the point of reverse curvature of a curve to the right having a radius of 125.00 feet for a distance of 8.86 feet (chord bearing S67°55'34"W chord distance 8.86 feet) to the Southwest corner of said lot 30, thence N08°35'47"W along the West line thereof 162.81 feet to the Northeast corner of lot 29 in said subdivision, thence N79°51'35"W along the North line of said lot 29 26.80 feet, thence S72°37'06"W along the North line thereof 89.38 feet, thence S66°17'45"W along said North line 33.75 feet, thence N35°48'40"W 20.46 feet, thence S66°17'28"W 26.39 feet to a point on the North right of way line of said Blessing Way, thence Northwesterly along a curve to the left of said right of way having a radius of 100.00 feet a distance of 69.45 feet (chord bearing S64°33'19"E chord distance 68.06 feet) to the Southwest corner of lot 28 in said subdivision, thence N08°54'36"E 113.06 feet to the place of beginning, containing 3.24 acres more or less.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby as shown, plat and subdivide said real estate and designate same as Wiley-Thomas Subdivision

Strips or areas of land, of the dimensions shown on this plat and marked "PUE" (Public Utility Easement), are hereby dedicated 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.

A "Stream Buffer Zone (SBZ)" is a restricted easement along natural streams. The purpose of the Stream Buffer Zone is to provide a naturally vegetative and pervious streamside buffer from cleaning, grading, filling, paving, and building activities.

Strips or areas of land, of dimensions shown on this plat and marked "DE" (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water, provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

Owners Lot 1
David Wiley
8024 Hogue Road
Evansville, IN 47712-2856

Belinda Wiley

Owners Lot 2
Richard Thomas
8020 Hogue Road
Evansville, IN 47712-2856

Pamela Thomas

Haas Development, Inc.
Oscar M. Haas
7366 Castle Hills Drive
Newburgh, IN 47630

NOTARY CERTIFICATE

STATE OF INDIANA } SS
COUNTY OF VANDERBURGH }

Before me, the undersigned notary public for Vanderburgh County, State of Indiana, personally appeared the above signed owners of the real estate shown and described hereon on and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 5th day of April, 2007

My commission expires 5/24/2012

Notary Public Margaret Rae Anderson

Resident of Posey County

Printed Margaret Anne Nicholson

NOTARY PUBLIC SEAL INDIANA

S-63

NICHOLSON SURVEYING, INC. 3520 Lakewood Drive Mount Vernon Indiana 47620 812 838-2347			
Client: Richard Thomas Wiley-Thomas Sub			
Job No.: 2-06-8	Drawn By: RAF	Scale: 1"=50'	Survey By: RAF SCN
File: Gauger.dwg 29-6-11	Date: 5/15/06	Checked By: BTN	Survey Completed: 5/23/06

Plot Date 8/3/2006 mylar

APC# 10-5-2006