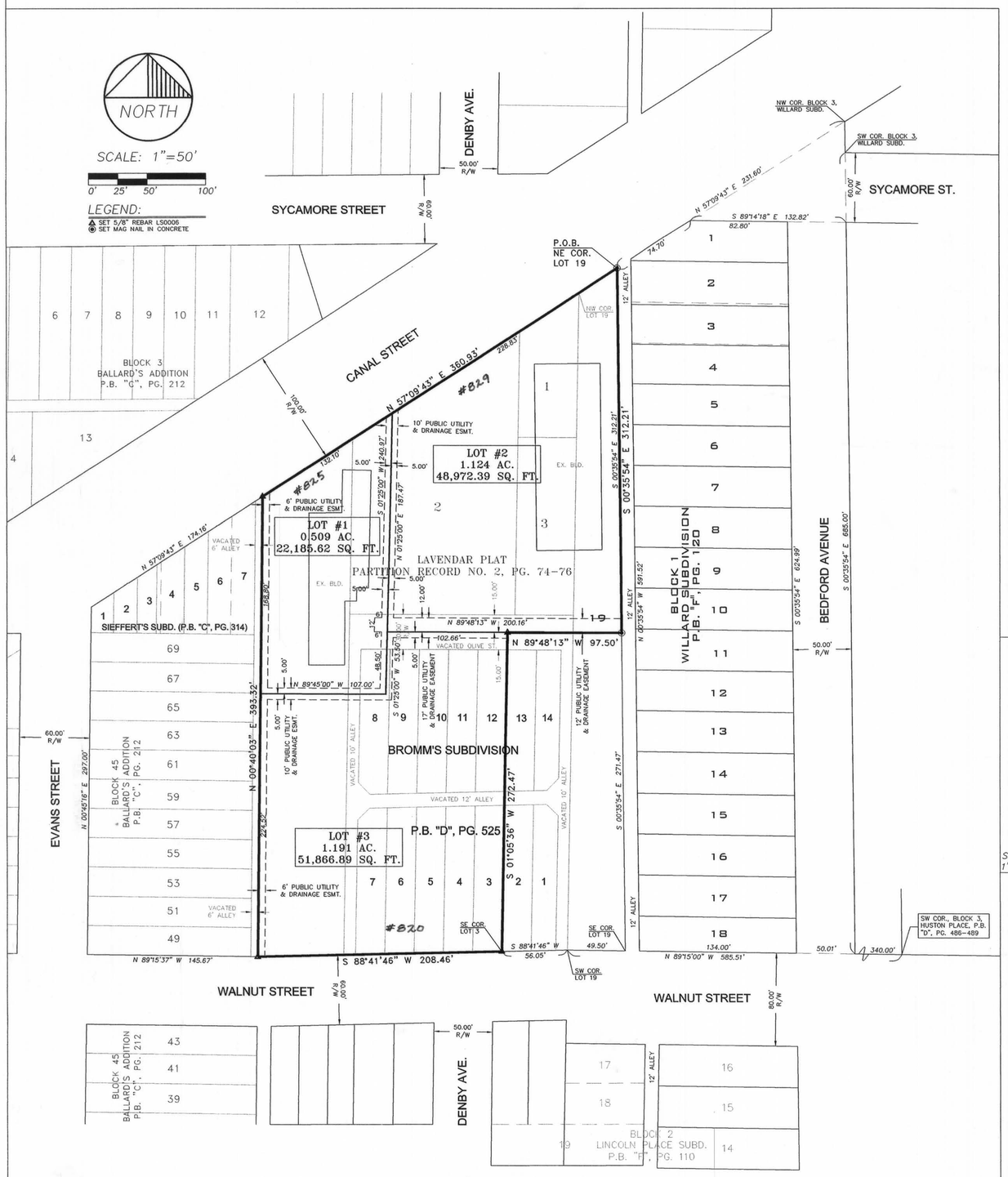
MACER SUBDIVISION

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
02-28-2008 (DATE)
BILL FLUTY AUDITOR
1186 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02-28-08 9:45 A M
PLAT BOOK S-
PAGE 85
INSTR# 2008R0000 5411
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Part of the Northeast Quarter of Section 29, Township 6 South, Range10 West of the 2nd P.M., lying in Pigeon Township, Vanderburgh County, Indiana, also Lots Three (3) through Twelve (12) in Bromm's Subdivision of Lots Four (4) and Six (6) of Lavendar Plat, as per plat thereof, recorded in Plat Book "D", page 525, also part of vacated Olive Street and alleys in said Bromm's Subdivision, also Lots One, (1), Two (2) and Three (3) of Lavendar Plat, as per plat thereof, recorded in Partition Record No. 2, pages 74, 75 and 76, also part of Lot 19 in Block 1 of Willard Subdivision, as per plat thereof, recorded in Plat Book "F", page 120 and being more particularly described as follows:

Beginning at the Northeast corner of Lot 19 in said Willard Subdivision; thence along the East line of said subdivision

1st: South 00°35'54" East 312.21 feet to the intersection of said East line and the extended centerline of vacated Olive Street; thence along said centerline

2nd: North 89°48'13" West 97.50 feet to the intersection of said centerline and the extended East line of Lots Three (3) and Twelve (12) of Bromm's Subdivision; thence along said East lines

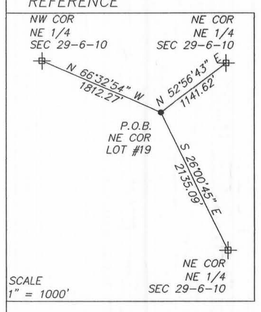
3rd: South 01°05'36" West 272.47 feet to the Southeast corner of said Lot 3, also being in the North right-of-way line for Walnut Street; thence along the South line of Bromm's Subdivision and the North right-of-way line for Walnut Street

4th: South 88°41'46" West 208.46 feet to the intersection of said right-of-way line and the East line of a Six (6) foot alley platted in Ballard's Addition, as per plat thereof, recorded in Plat Book "C", page 212; thence along the East line of said alley

5th: North 00°40'03" East 393.32 feet to the South right-of-way line of Canal Street; thence along said right-of-way line and the North line of Lavendar Plat and Lot 19 in Willard Subdivision

6th: North 57°09'43" East 360.93 feet to the point of beginning and containing 2.824 acres (123,024.9 square feet) more or less.

SECTION CORNER REFERENCE



General Notes:

1. Owner/Developer: MACER DEVELOPMENT, LLC; P.O.BOX 6583; EVANSVILLE, IN 47719 812/425-4471

2. Utilities: City of Evansville water and sewer service is available. Vectren Gas and Electric service are also available.

3. Erosion Control: Slopes 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 of 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 disturbance of soil and must remain in place until final grading and seeding. The developer/permit holder shall be responsible for erosion control as each lot is developed. Erosion must be controlled on the lot on which the erosion occurs and sedimentation must be contained on the lot on which it originates.

4. Flood Plain Data: No portion of the property is located in the Special Flood Hazard Area (SFHA) Zone "A" according to FIRM panel 180257-0004 B dated October 15, 1981 for Vanderburgh County, Indiana.

5. The Individual Lot Owners shall be responsible, including financially, for the maintenance and repair of any existing or future storm water drainage system and its easements within or attached to this subdivision and outside of the city accepted road right of ways including:

(1) Mowing grass, controlling weeds and maintaining the designed cover of the waterways, storage basin and easements in accordance with applicable ordinances.

(2) Keeping all parts of the storm water drainage system operating at all times as designed and as constructed; free of all trash, debris and obstructions to the flow of water.

(3) Keeping the channel, embankments, shoreline, and bottom of waterways and waterways free of all erosion and sediment.

(4) Maintaining and repairing the storm water drainage system in accordance with the conditions described on the approved street and/or drainage plans on file in the County Surveyor's office and/or the County Engineer's Office and in compliance with the County Drainage Ordinance.

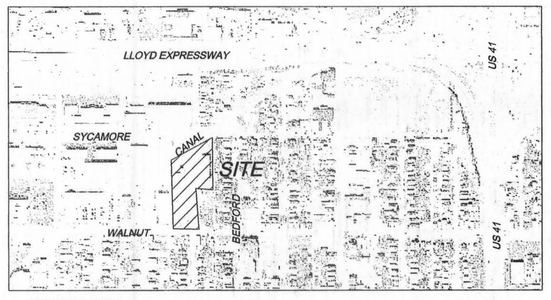
(5) Preventing all persons or parties from causing any unauthorized alterations, obstructions or detrimental actions from occurring to any part of the storm water drainage system and easements within or attached to this subdivision.

(6) Notice: any pipe, fence wall, building, pool, patio, planting, stored material, excavation, fill, or other construction, improvement, addition or alteration of the land within a drainage easement in this subdivision requires the prior written approval of the County Drainage Board.

6. LOT 3 shall be limited to a single access to Walnut Street.

7. LOT 3 shall conform to the requirements of the master drainage plan approved at the Board of Public Works on January 10, 2008.

8. SEWER Plans Approval: Feb. 19, 2008.



VICINITY MAP NTS

OWNER'S 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 MACER SUBDIVISION.

RIGHT OF WAY DEDICATION - ALL ADDITIONAL RIGHT-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 "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.

STRIPS OR AREAS OF LAND, OF THE 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.

ALL EASEMENTS ARE DEDICATED WITH THE RIGHT OF INGRESS AND EGRESS OVER THE LOTS WITHIN THIS SUBDIVISION TO AND FROM SAID EASEMENTS FOR NECESSARY CONSTRUCTION, MAINTENANCE OR RECONSTRUCTION.

SCOTT MACER
MEMBER
MACER DEVELOPMENT, LLC
P.O. BOX 6583
EVANSVILLE, IN 47719

TANYA MACER
MEMBER
MACER DEVELOPMENT, LLC
P.O. BOX 6583
EVANSVILLE, IN 47719

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 this 5th day of February, 2008.

My Commission Expires: 11/22/2014

Notary resides in Vanderburgh County, Indiana.

Patricia E. Keith
Notary Public

Patricia E. Keith
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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 the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on January 10, 2008.

President

Blaine Oliver
Attest Executive Director

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Blaine Oliver
Executive Director

Feb. 28, 2008
Plat Release Date

Surveyor's Certificate:

I, Donald E. Gries, 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 me on October 15, 2007, and that all monuments shown exist at the locations as noted.

Witness my hand and seal this Sixteenth day of October, 2007.

Donald E. Gries. L.S.
Indiana Registration No. LS29900003

Andy Easley Engineering, Inc.
1133 West Mill Road
Evansville, IN, 47710

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

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 it is required by law.

Donald E. Gries. L.S.
Indiana Registration No. LS29900003

S-85

apc# 12-5-2007

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

SECONDARY PLAT
MACER SUBDIVISION
810 E. WALNUT
EVANSVILLE, IN

SHEET NO.: 1 OF 1	DATE: 10-18-07	DRAWN BY: JKS	
	PROJECT NO.: 0632	CHECKED BY: DEG	
	REVISIONS	SCALE:	

C:\projects\Projects\0632\0632-title.dwg Tue Feb 05 10:23:15 2008 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED
C:\projects\Projects\0632\0632-title.dwg Tue Feb 12 15:42:33 2008 ANDY EASLEY ENGINEERING, INC. - COPYRIGHTED