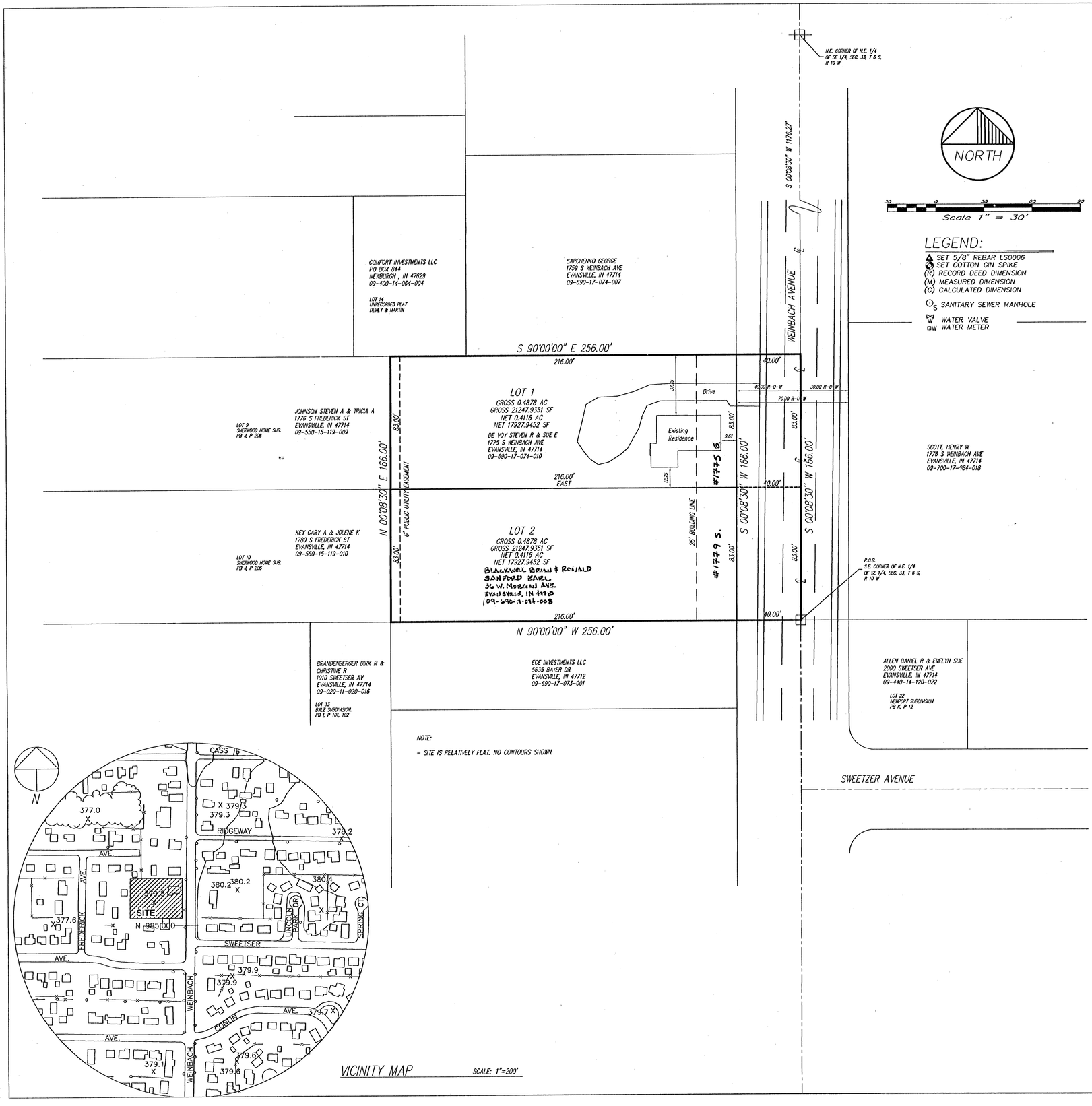
Sanford
Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
SEPT 04 2008 (DATE)
BILL FLUTY AUDITOR
5243 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 09.04.08 11:09 A M
PLAT BOOK S-
PAGE 101
INSTR# 2008R00023507
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY



VICINITY MAP SCALE: 1"=200'

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 33, Township 6 South, Range 10 West, Knight Township, Vanderburgh County, Indiana more particularly described as follows:

Beginning at the Southeast corner of said Quarter-Quarter Section; thence along the South line of said Quarter-Quarter Section

1st: North 90 Degrees 00 Minutes 00 Seconds West 256.00 feet; thence

2nd: North 00 Degrees 08 Minutes 30 Seconds East 166.00 feet; thence

3rd: South 90 Degrees 00 Minutes 00 Seconds East 256.00 feet; thence

4th: South 00 Degrees 08 Minutes 30 Seconds East 166.00 feet to the Point of Beginning and containing 0.976 acres more or less.

THE GENERAL NOTES:

1. CLIENT: EARL SANFORD
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

OWNERS: STEVE R. AND SUE E. DEVOY
1775 S. WEINBACH AVENUE
EVANSVILLE, IN 47714

BRIAN D. BLACKWELL
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

EARL SANFORD
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

RONALD W. BLACKWELL
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

2. UTILITIES: EVANSVILLE WATER AND SEWER ARE AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE.

3. FLOOD PLAIN DATA: THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A" AS PER FLOOD INSURANCE RATE MAP 180257 0007 B, DATED OCTOBER 15, 1981.

4. EROSION CONTROL: SLOPES OF 0% TO 6% SHALL BE MULCHED AND SEEDED WITH A COVER CROP, IE, RYE, RED TOP, OR WHEAT, WITHIN 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.

SURVEYOR'S CERTIFICATE:

I, RALPH A. EASLEY, JR, HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 ALL LOCATIONS NOTED.

SIGNATURE Ralph A. Easley Jr.
RALPH A. EASLEY, JR., LS
INDIANA REG. NO. S-0006
DATE SURVEY WAS CONDUCTED: JUNE 11TH, 2007

THIS INSTRUMENT WAS PREPARED BY
RALPH A. EASLEY, JR., LS

AFFIRMATION STATEMENT: I 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.

Ralph A. Easley Jr.
RALPH A. EASLEY, JR., LS
INDIANA REG. NO. S-0006

RALPH A. EASLEY, JR. REGISTERED No. S 0006 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE:

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY-OFF, PLAT AND SUBDIVIDE SAID REAL ESTATES, AND DESIGNATE IT AS

SANFORD MINOR SUBDIVISION

x Steven R. DeVoy
STEVEN R. DEVOY
1775 S. WEINBACH AVENUE
EVANSVILLE, IN 47714

x Sue E. Devoy
SUE E. DEVOY
1775 S. WEINBACH AVENUE
EVANSVILLE, IN 47714

x Brian D. Blackwell
BRIAN D. BLACKWELL
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

x Ronald W. Blackwell
RONALD W. BLACKWELL
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

x Earl Sanford
EARL SANFORD
36 W. MORGAN AVENUE
EVANSVILLE, IN 47710

RIGHT-OF-WAY DEDICATION: ALL ADDITIONAL ROAD 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 "PUE" (Public Utility Easement), are herby 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.

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 OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL x Patricia E. Reth
Patricia E. Reth
THIS 3rd DAY OF July 2007.

MY COMMISSION EXPIRES: 11/22/2014

RESIDENT OF VANDERBURGH COUNTY

NOTARY PUBLIC SEAL INDIANA

WITNESS MY HAND AND SEAL x Patricia E. Reth
PATRICIA E. REATH
THIS 11th DAY OF August 2008

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE 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 BY THE AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AT A MEETING HELD ON Aug. 14, 2008 (or subsequent).

x [signature] PRESIDENT
x Bradley S. Mills ATTEST EXECUTIVE DIRECTOR

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

x Bradley S. Mills EXECUTIVE DIRECTOR
x Sept. 4, 2008 PLAT RELEASE DATE

APC# 19-MS-2007

S-101

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

FINAL PLAT
SANFORD MINOR SUBDIVISION
1775 Weinbach Avenue
Evansville, Indiana

DRAWN BY: T.K.
CHECKED R.A.E.
SCALE: AS NOTED
DATE: 4/21/01
PROJECT NO.: 8542
REVISIONS
SHEET NO.

C:\PROJECTS\8542\8542.DWG Thu Nov 15 15:41:39 2007 Copyright Andy Easley Engineering, Inc. 2007