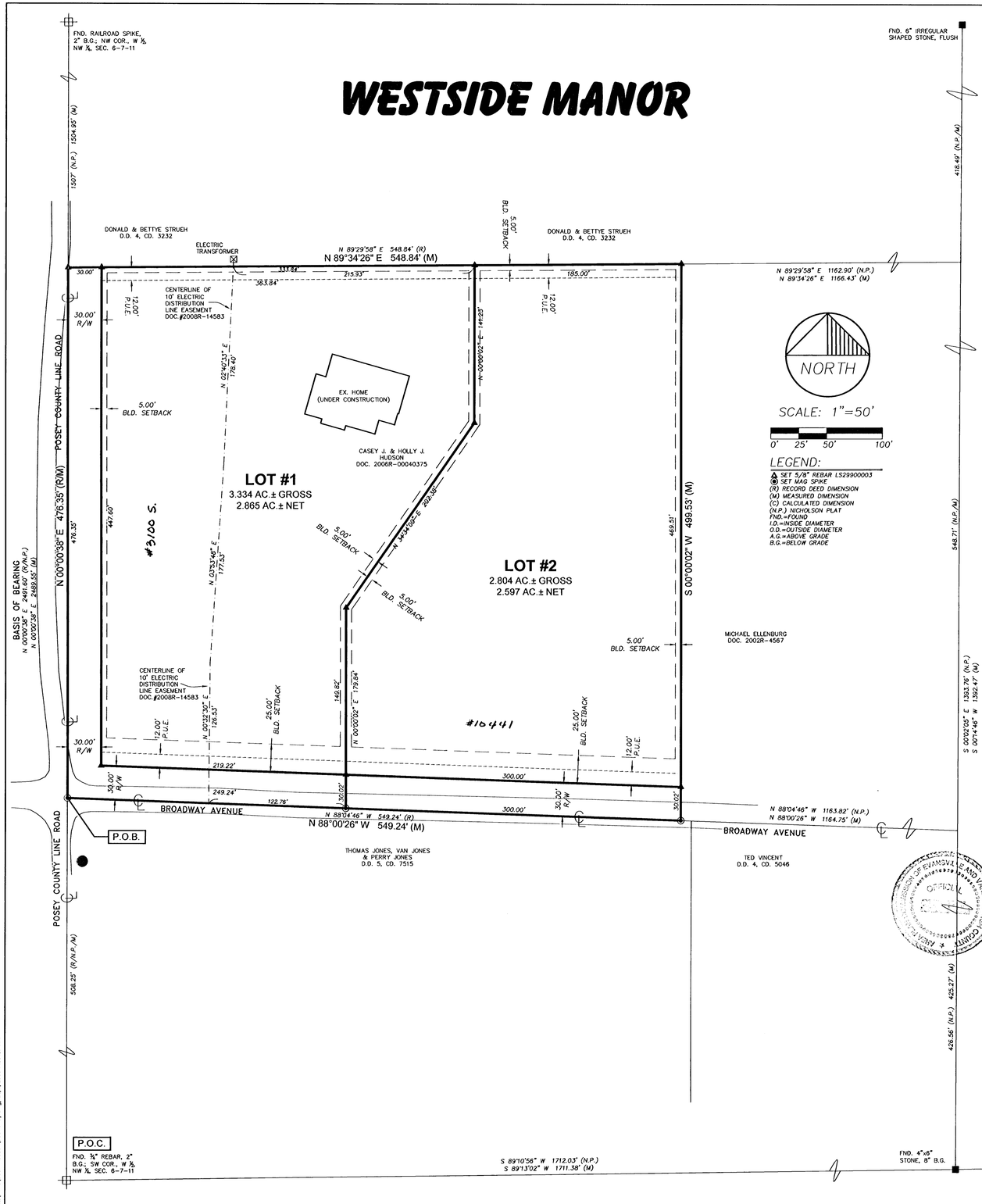
WESTSIDE MANOR



THE GENERAL NOTES:

1. OWNERS: CASEY J & HOLLY J. HUDSON
2157 E. POWELL ROAD
EVANSVILLE, IN 47714

2. UTILITIES: EVANSVILLE CITY WATER IS AVAILABLE. VECTREN GAS AND ELECTRIC SERVICE ARE ALSO AVAILABLE. PRIVATE ONSITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.1.

3. FLOOD PLAIN DATA: NO PORTION OF THE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A or B" AS PER FLOOD INSURANCE RATE MAP 180256 0100 B, DATED MARCH 19, 1982.

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.

5. NO OBSTRUCTIONS SHALL BE PLACED WITHIN THE NATURAL WATERCOURSE ON THIS SITE.

6. THE DRIVEWAY ON LOT 1 SHALL BE LOCATED AS FAR FROM THE POSEY COUNTY LINE ROAD AND BROADWAY AVENUE INTERSECTION AS POSSIBLE.

SURVEYOR'S CERTIFICATE:

I, DONALD E. GRIES, 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.

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.

THIS INSTRUMENT WAS PREPARED BY DONALD E. GRIES, PLS 29900003.

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

SIGNATURE _____
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: JUNE 26, 2008

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 **WESTSIDE MANOR**

RIGHT-OF-WAY DEDICATION: ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

x _____
CASEY J. HUDSON
2157 E. POWELL ROAD
EVANSVILLE, IN 47714

x _____
HOLLY J. HUDSON
2157 E. POWELL ROAD
EVANSVILLE, IN 47714

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 AND ACKNOWLEDGE THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

THIS 24th DAY OF October, 2008.

MY COMMISSION EXPIRES: 11/22/2014

WITNESS MY HAND AND SEAL x Patricia E. Keith
Patricia E. Keith
RESIDENT OF VANDERBURGH COUNTY

SEAL

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 SUBDIVISION REVIEW HELD ON AUGUST 12, 2008.

PRESIDENT _____ ATTEST EXECUTIVE DIRECTOR _____

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

x _____
EXECUTIVE DIRECTOR

x OCT. 29 2008
PLAT RELEASE DATE

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 29, 2008 (DATE)
BILL FLUTY AUDITOR
6308 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.29.08 ____ P M
PLAT BOOK S
PAGE 107
INSTR# 2008R0002837 7
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the West Half of the Northwest Quarter of Fractional Section 6, Township 7 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 3/4" rebar at the Southwest corner of said Half, Quarter Section; thence along the West line of said Half, Quarter Section, North 00° 00'38" East 508.25 feet to a mag spike at the centerline intersection of Posey County Line Road and Broadway Avenue, also being the true point of beginning; thence along the centerline of Posey County Line Road and said West line

1st: North 00° 00'38" East 476.35 feet to a 5/8" rebar with LS cap 29900003; thence

2nd: North 89° 34'26" East 548.84 feet to a 5/8" rebar with LS cap 29900003; thence

3rd: South 00° 00'02" West 499.53 feet to a mag spike in the centerline of Broadway Avenue; thence along said centerline

4th: North 88° 00'26" West 549.24 feet to the true point of beginning and containing 6.138 acres more or less.

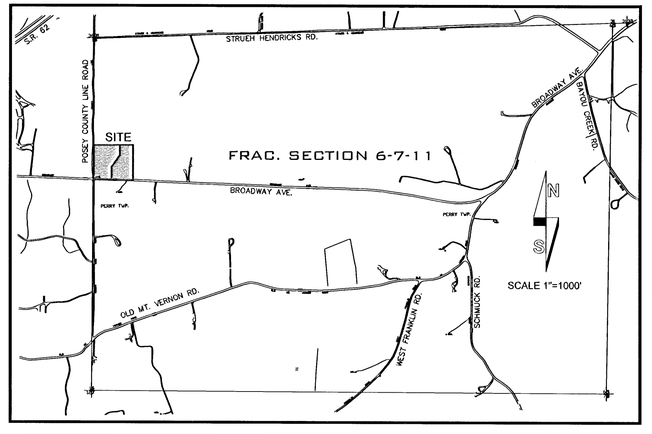
SUBJECT TO: The right-of-way for Broadway Avenue, being 30 feet in width and lying Northerly of and coincident with the 4th course of the above described parcel.

ALSO SUBJECT TO: The right-of-way for Posey County Line Road, being 30 feet in width and lying Easterly of and coincident with the 1st course of the above described parcel.

ALSO SUBJECT TO: A electric distribution line easement in favor of Southern Indiana Gas and Electric Company, as recorded in Document Number 2008R00014583, in the office of the Recorder of Vanderburgh County, Indiana.

S-107
APC # 19-MS-2008

VICINITY MAP



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

MINOR SUBDIVISION
BROADWAY AVENUE
CLIENT: CASEY & HOLLY HUDSON
VANDERBURGH COUNTY, INDIANA

SHEET NO.: 1 OF 1
DRAWN BY: J.A.F.
CHECKED: D.E.G.
SCALE: 1"=50'
DATE: 07/09/08
PROJECT NO.: S-8804
REVISIONS

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