McCullough Development Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
NOV 06 2008
(DATE)
BILL FLUTY AUDITOR
6941
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 11.06.08 1:47 P M
PLAT BOOK S-
PAGE 110
INSTR# 2008R00029133
BETTY KNIGHT SMITH RECORDER
VANDERBURGH COUNTY

Boundary Description

Part of the Southwest Quarter of the Southeast Quarter of Section 11, Township 6 South, Range 11 West, lying in German Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 5/8" Rebar at the Southeast Corner of said Quarter, Quarter Section; thence along the South line of said Quarter, Quarter Section South 89°59'54" West 205.01 feet to the True Point of Beginning; thence continuing along the South line of said Quarter, Quarter Section

1st: South 89 Degrees 59 Minutes 54 Seconds West 327.57 feet; thence

2nd: North 00 Degrees 00 Minutes 06 seconds West 204.12 feet; thence

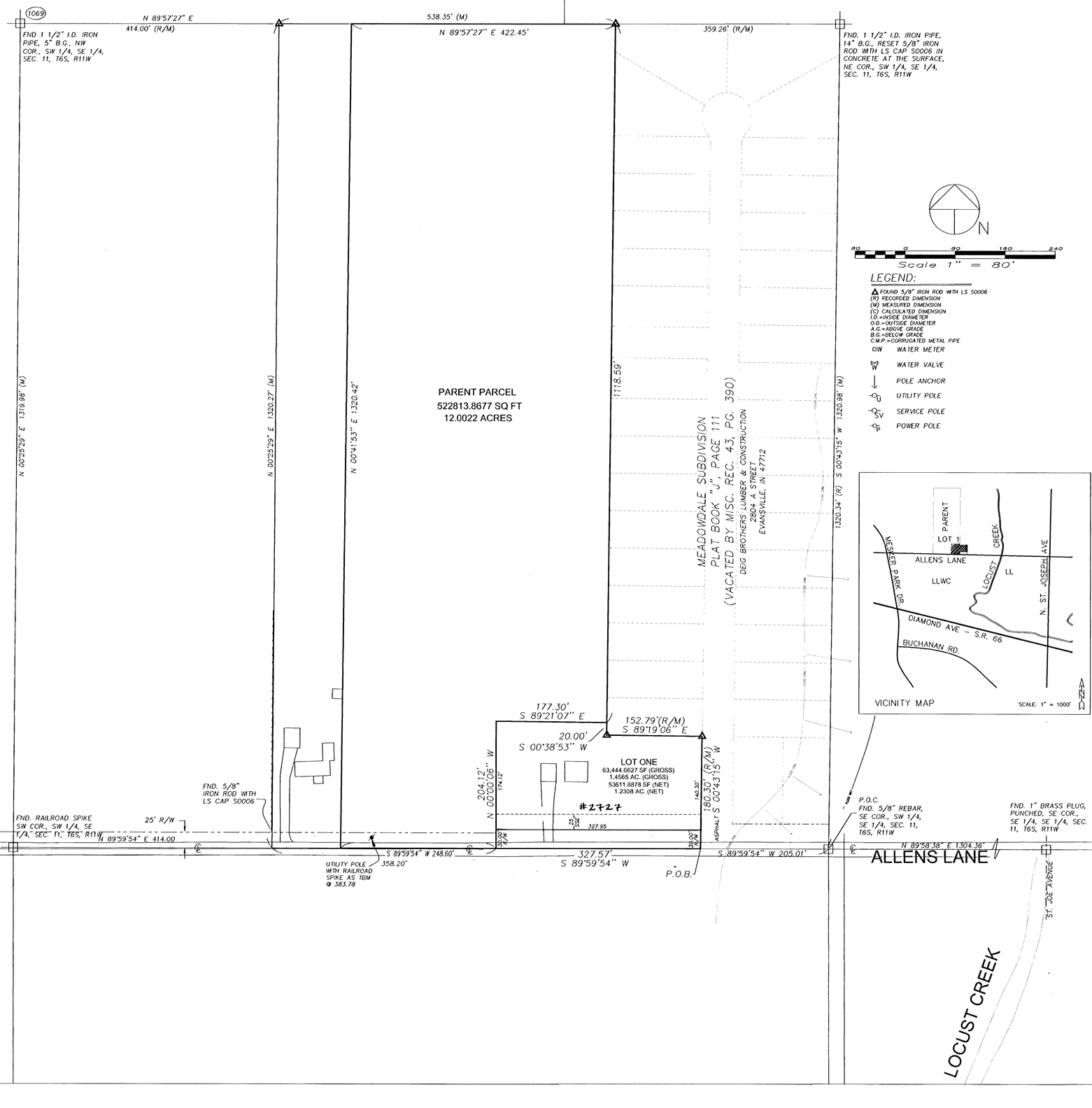
3rd: South 89 Degrees 21 Minutes 07 seconds East 177.30 feet; thence

4th: South 00 Degrees 38 Minutes 53 seconds West 20.00 feet; thence

5th: South 89 Degrees 19 Minutes 06 seconds East 152.79 feet; thence

6th: South 00 Degrees 43 Minutes 15 seconds West 180.30 feet to the TRUE Point of Beginning and containing 63,444.6627 square feet or 1.4565 acres more or less.

Subject to a 30 foot Right-of-Way for Allens Lane northerly of and coincident with the First Course.



LEGEND:

- △ FOUND 5/8" IRON ROD WITH LS S0006
- (R) RECORDED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE
- C.M.P.=CORRUGATED METAL PIPE
- WM WATER METER
- WV WATER VALVE
- POLE ANCHOR
- UTILITY POLE
- SV SERVICE POLE
- P POWER POLE

THE GENERAL NOTES:

1. OWNER/DEVELOPER: Pete McCullough; McCullogh Development, LLC; Suite 202, 1133 West Mill Road; Evansville, IN 47710; Phone 812/449-6966

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

3. FLOOD PLAIN DATA: Flood Plain Data: No portion of the property is located in the 100 flood zone according to FIRM panel 180256-0075C dated August 5, 1991 for Vanderburgh County, Indiana.

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, 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.

THIS INSTRUMENT WAS PREPARED BY DONALD E. GRIES, 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.

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

SIGNATURE x Donald E. Gries
DONALD E. GRIES
INDIANA REG. NO. LS29900003
DATE SURVEY WAS CONDUCTED: JULY 13TH, 2004

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 ***McCULLOUGH DEVELOPMENT MINOR SUBDIVISION***

Strips or areas of land, of the dimensions shown on this plat and marked ***SSE*** *(Sanitary Sewer Easement), are herby dedicated for the installation, maintenance, operation, enlargement and repair of sanitary sewer facilities, below ground, with the right to trim or remove, at the discretion of the Evansville Water and Sewer Department, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such sanitary sewer facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by the Evansville Water and Sewer Department, without liability, in the use of said easements by said utility.*

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

x _____
Pete McCullough
1133 West Mill Road, Suite 202
Evansville, IN 47710

S-110

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.

THIS 30th *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

NOTARY PUBLIC SEAL INDIANA

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 July 9, 2008 *, AT SUB REVIEW.*

PRESIDENT _____ *ATTEST* Bradley S. Mills *EXECUTIVE DIRECTOR*

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

Bradley S. Mills
EXECUTIVE DIRECTOR

x Nov. 6, 2008
PLAT RELEASE DATE

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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

Final Plat
McCULLOUGH DEV. M.S.
Allens Lane
Vanderburgh County, Indiana

DRAWN BY: TJK
CHECKED R.A.E.
SCALE: as noted
DATE: 4/1/08
PROJECT NO.: 8762
REVISIONS

SHEET NO.: 1
8762