JP Norman Minor Subdivision

General Notes

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone "A" as said parcel plots by scale on Community Panel Number 180256 0015 C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana dated August 5, 1991.

Temporary Erosion Control of Disturbed Areas: Slopes of 0% to 6% shall be mulched and seeded with a cover crop, i.e., rye, red top, or wheat, within forty-five (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.

Erosion Control for Ditches: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

Utilities: Evansville City Water, gas and electric are available to Lots 1 and 2.
OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 410 IAC 6-8.1.

Property Corner Markers: All Lot and Boundary corners not previously marked will be marked
by a 5/8 inch steel rebar with plastic cap stamped "Morley & Assoc. I.D. #0023", unless otherwise noted.

Reference Survey: Instrument No. 2008R00028625.
There have been no change of matters from said survey that would affect the property.

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 JP Norman Minor Subdivision. All road right-of-ways 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 I.E.E. (Ingress-Egress Easement) are dedicated for the benefit of the owners of Lots 1 and 2 to access their respective lots.

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.

Owner: John P. Norman & Nydia I. Norman, Trustees of John P. Norman Revocable Trust (1/2 Int.) & Nydia I. Norman & John P. Norman, Trustees of the Nydia I. Norman Revocable Trust (1/2 Int.)

By: John P. Norman Nydia I. Norman

John P. Norman , Trustee
15415 Old State Rd.
Evansville, IN. 47725

Nydia I. Norman , Trustee
15415 Old State Rd.
Evansville, IN 47725

Notary Certificate

STATE OF INDIANA, COUNTY OF Vanderburgh) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, John P. Norman and Nydia I. Norman (Trustees for John P. Norman Revocable Trust & Nydia I. Norman Revocable Trust), 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 20 day of January, 20 07

My Commission Expires:

November 13, 2016 — Jennifer L. Lachier, Notary Public

Notary Resides in Posey County, Indiana

Jennifer L. Lachier
(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, proper notice was given and this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on,November 11, 2008 (at Subdivision Review).

President

Attest Executive Director

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

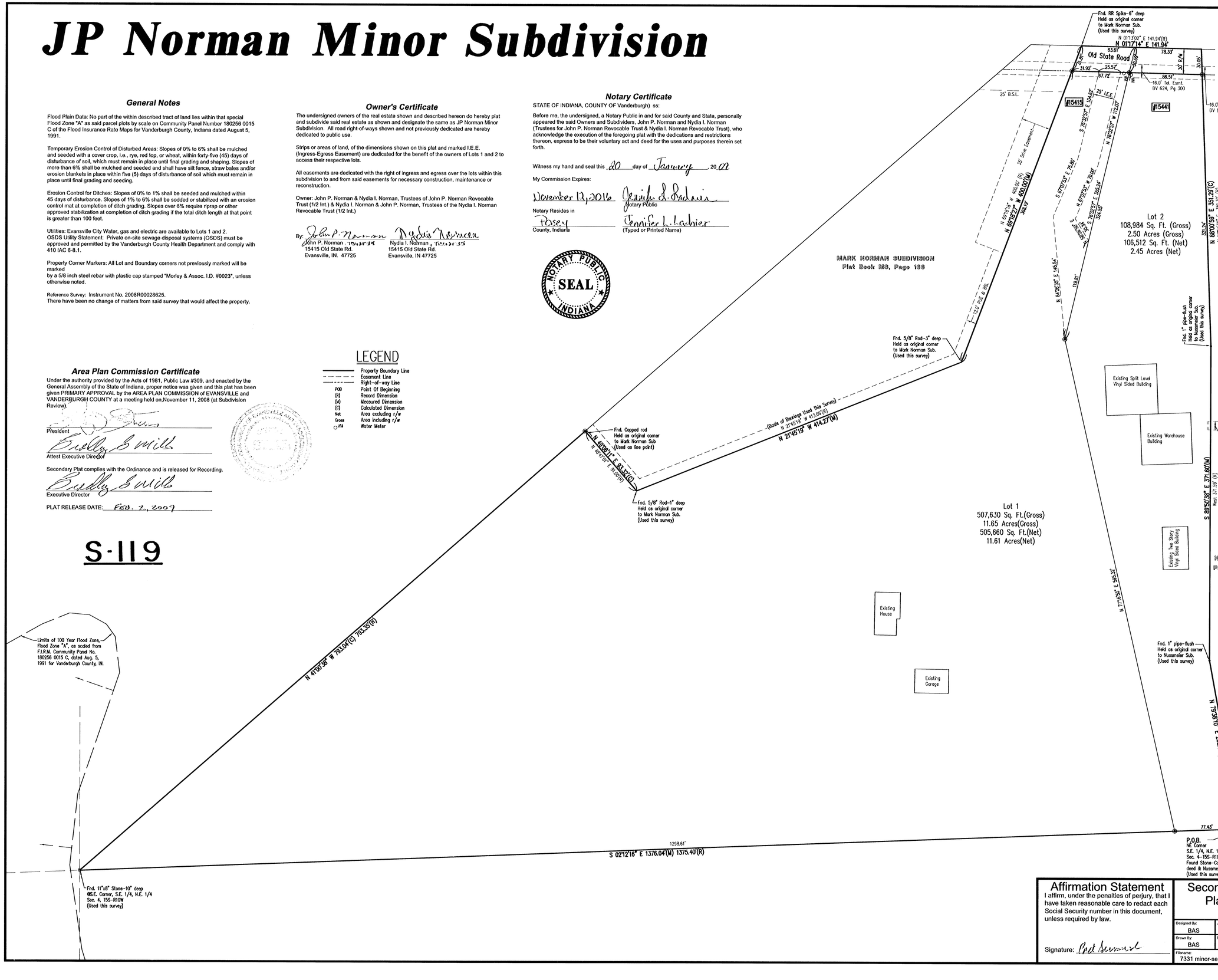
Executive Director

PLAT RELEASE DATE: FEB. 2, 2009

S-119

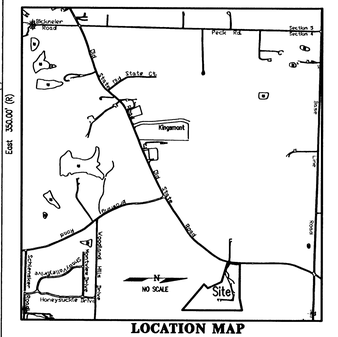
LEGEND

———	Property Boundary Line
- - - -	Easement Line
———	Right-of-way Line
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension
Net	Area excluding r/w
Gross	Area including r/w
WM	Water Meter



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Feb. 2, 2009 (DATE)
BILL FLUTY AUDITOR
419 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02-02-2009 11:32 AM
PLAT BOOK "S"
PAGE 119
INSTR# 2009 R 0000 2438
Z TULEY RECORDER
VANDERBURGH COUNTY



LOCATION MAP

SCALE 1" = 50'

50 25 0 50 100

Boundary Description

Part of the Southeast Quarter of the Northeast Quarter of Section 4, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at a stone marking the Northeast corner of said Quarter Quarter section; thence along the east line of said Quarter Quarter section, South 02 degrees 12 minutes 16 seconds East 1376.04 feet to a 11"x8" stone, 10" deep marking the Southeast Corner of said Quarter Quarter Section; thence North 41 degrees 00 minutes 38 seconds West 793.04 feet to a point on the extended southeast line of the Mark Norman Subdivision, as per plat thereof, recorded in Plat Book MS, Page 166 in the office of the Recorder of Vanderburgh County, Indiana; thence along said extended southeast line and the southeast line of said subdivision, North 49 degrees 06 minutes 11 seconds East 93.32 feet to a found 5/8" rod marking a corner of said subdivision; thence continuing along said subdivision boundary, North 21 degrees 45 minutes 19 seconds West 414.27 feet to a 5/8" rod marking a corner of said subdivision; thence continuing along said subdivision boundary, North 69 degrees 18 minutes 27 seconds West 400.00 feet to a found RR spike marking the northwest corner of said subdivision, said spike being in the center of Old State Road; thence along said centerline, North 01 degrees 17 minutes 14 seconds East 141.94 feet to the southwest corner of Nussmeier Subdivision, as per plat thereof, recorded in Plat Book MS, Page 148 in said office of the Recorder; thence along the boundary of said Nussmeier Subdivision the following 3 calls, 1) North 88 degrees 00 minutes 59 seconds East 351.29 feet to a 1" pipe found marking a corner of said subdivision; 2) thence South 89 degrees 50 minutes 38 seconds East 371.60 feet to a 1" pipe found marking a corner of said subdivision; 3) thence North 79 degrees 38 minutes 10 seconds East 202.89 feet to the Point of Beginning containing 616,614 square feet (14.16 acres).

Subject to the right of way for Old State Road off the entire west line of the above described tract.

Subject to a 16 foot Telephone Easement recorded in Deed Vol. 624, Pg. 300.

Subject to a 10 foot SIGECO Esmt. recorded in Deed Vol. 638, Pg. 454 & 455.

Surveyor's Certificate

I, Bret Alan Sermersheim, 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 and that all monuments shown exist at the locations as noted.

Witness my hand and seal this 19th day of January

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS 20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630-9351

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 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 required by law.

Signature: Bret Sermersheim

Secondary Plat

Designed By: BAS	Job Number: 7331.4.002A
Drawn By: BAS	Date: 1-19-09
Filename: 7331 minor-secondary.dwg	

Morley and Associates Inc.

Engineering
Surveying
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