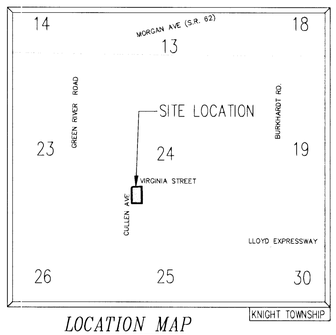
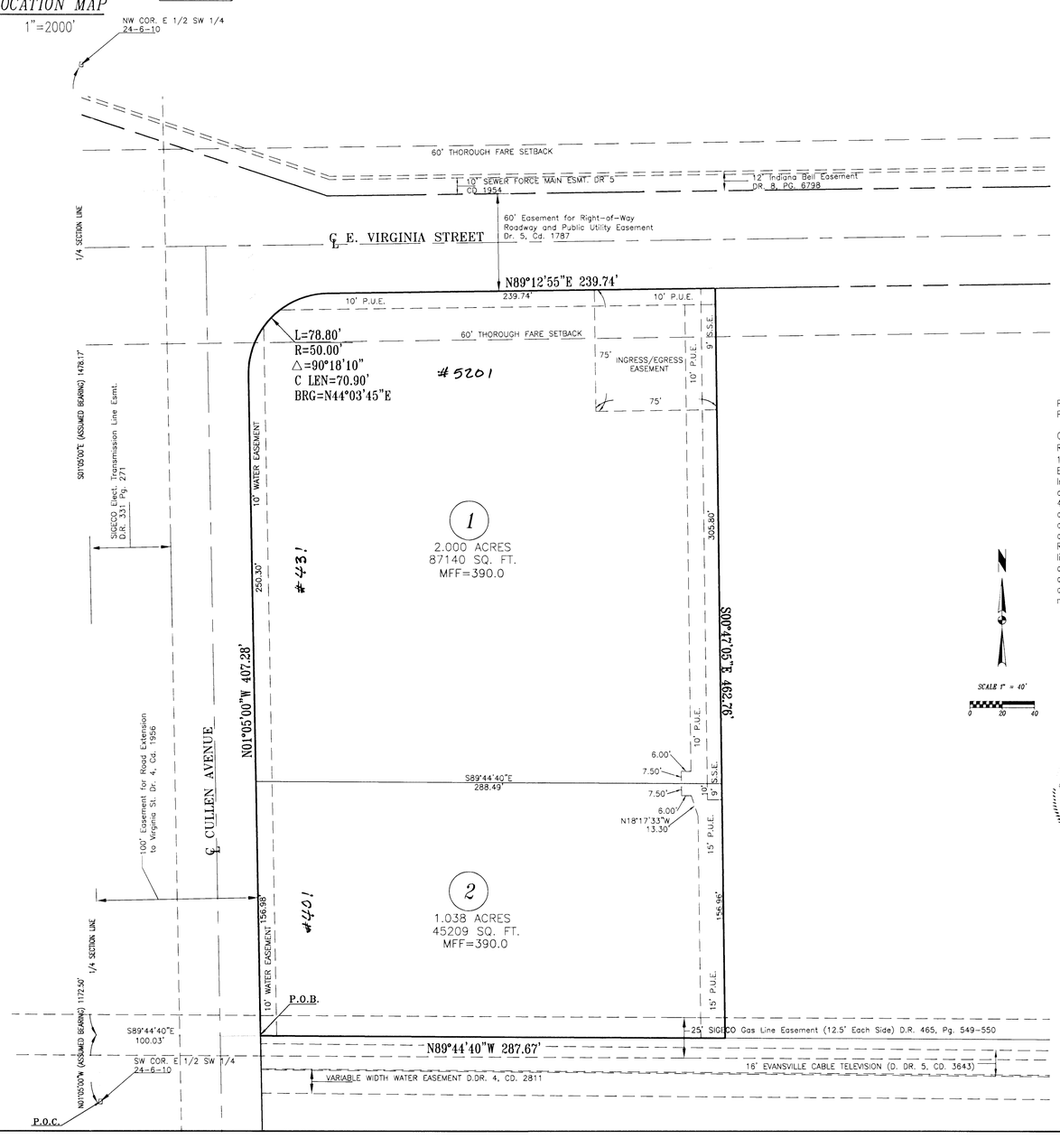
CULLEN VIRGINIA

MINOR SUBDIVSION
(CORRECTED PLAT)



LOCATION MAP
1"=2000'



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
FEB 9 2009
(DATE)
BILL FLUTY AUDITOR
556
(AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 02.09.2009 1:34 AM/PM
PLAT BOOK "S" -
PAGE 122
INSTR# 2009 R0003072
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

1. Utilities: Sanitary sewer, water, gas, electric, and telephone will be extended to the site.
2. Flood Plain Data: No portion of this property lies within the 100 year flood zone (Zone A) as said property plots by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0050 B, dated March 19, 1982. However, buildings placed on the lots within this subdivision subject to Minimum First Floor (MFF) elevations to be determined by the Building Commissioner of Vanderburgh County according to the Floodplain Management Ordinance.

   At the time of recording of this plat, the Building Commissioner has determined the MFF elevation to be 390.0 feet MSL. Prior to the placement of any structures on lots within this subdivision, the Building Commissioner's Office must be contacted to confirm that the MFF shown has not been modified based on new or updated hydraulic information. Acutal first floor elevations may need to be higher in order to provide proper drainage around the structure.
3. Property Corner Markers: All corners not currently marked will be marked with a 5/8" rebar with a plastic cap labeled "RLS 900007."
4. Temporary Erosion Control: (during construction)
   - Slopes of 0%- 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 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. Erosion Control for Ditches:
   - Slopes of 0%-2% shall be mulched and seeded within forty-five (45) days of disturbance.
   - Slopes of 2%-8% shall be sodded or stabilized with an erosion control mat at completion of ditch grading.
   - Slopes over 8% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

CORRECTION STATEMENT:
Easement added to the east side of Lots 1 & 2

BOUNDARY DESCRIPTION

Part of the East Half of the Southwest Quarter of Section 24, Township 6 South, Range 10 West, of the Second Principal Meridian, lying in Knight Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the East Half of the Southwest Quarter of said Section 24, Township 6 South, Range 10 West; thence along the West line thereof, North 01 degrees 05 minutes 00 seconds West (assumed bearing) 1172.50 feet to the mid-point of a Twenty-five (25) foot pipeline easement in favor of Southern Indiana Gas and Electric Company, as recorded in Deed Record 465, page 549, in the office of the Recorder of Vanderburgh County, Indiana, said point being South 01 degrees 05 minutes 00 seconds East a distance of 1478.17 feet from the Northwest corner of said Half Quarter Section; thence along the center of said pipeline easement South 89 degrees 44 minutes 40 seconds East, a distance of 100.03 feet to the Eastern Right-of-Way line of Cullen Avenue, being the true Point of Beginning; thence along said Cullen Avenue Right-of-Way line North 01 degrees 05 minutes 00 seconds West a distance of 407.28 feet to the point of curvature of a curve to the right, concave to the Southeast having a radius of 50.00 feet and a chord bearing North 44 degrees 03 minutes 45 seconds East 70.90 feet; thence along said Right-of-Way along the arc of said curve 78.80 feet to the point of tangency being on the Southern Right-of-Way line of Virginia Street; thence along said Right-of-Way line North 89 degrees 12 minutes 55 seconds East a distance of 239.74 feet; thence at right angles to the south bearing South 00 degrees 47 minutes 05 seconds East a distance of 462.76 feet to the center of said pipeline easement; thence along the center of said pipeline easement North 89 degrees 44 minutes 40 seconds West a distance of 287.67 feet to the Point of Beginning and containing 3.038 acres more or less.

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, hereby certify that I am a 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 on 9-30, 2008 and that all monuments shown exist at locations as noted.

Witness my hand and seal this 6 day of FEB., 2009

Steven A. Sherwood, L.S.
Indiana Registration No. 900007

STEVEN A. SHERWOOD REGISTERED No. S-900007 STATE OF INDIANA LAND SURVEYOR

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 it is required by law.

Steven A. Sherwood

SITECON, Inc.
Engineers-Surveyors
10335 Hedden Rd. Suite 2
Evansville, Indiana 47725
(812) 868-0877

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown, and described hereon, does hereby plat and subdivide said real estate as shown and designates the same as CULLEN VIRGINIA minor subdivision.

Strips or areas of land, of the dimensions shown on this plat and marked "Public Utility (PUE) 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 erected 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 "S.S.E." Sanitary Sewer Easement), are hereby dedicated to the sanitary sewer utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the sanitary sewer utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the sanitary sewer 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 "WATER EASEMENT" are hereby dedicated to the water utility for the installation, maintenance, operation, enlargement, and repair of utility facilities, with the right to trim or remove at the discretion of the water utility, trees, overhanging branches, bushes, underbrush, and obstructions. No buildings or similar structures, other than such utility facilities, can be located within said areas of land. Any fence located within said areas of land is subject to removal by the water utility without liability in the use of said easements by said utility.

THE REFERRAL COMPANY, LLC
Stephen K. Briscoe MEMBER
STEPHAN K. BRISCOE, MEMBER
THE REFERRAL COMPANY, LLC
4841 VIRGINIA STREET
EVANSVILLE, IN 47715
(AS OWNER OF LOT 2)

VIRGINIA & CULLEN, LLC
ART KLIPSCH, MANAGING MEMBER
VIRGINIA & CULLEN, LLC
PO BOX 4537
EVANSVILLE, IN 47724
(AS OWNER OF LOT 1)

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 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.

NOTARY PUBLIC SEAL INDIANA

Witness my hand and seal this 6th day of February, 2009

My Commission Expires:
June 14, 2015

Notary Resides
Vanderburgh
County, Indiana

Kristin Sanders
Notary Public
Kristin Sanders
(typed or printed name)

S-122

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 AUGUST 12, 2008.

President

Bradley E. Mills
Attest Executive Director

A.P.C. DOCKET NO. 22-MS-2008

SECONDARY PLAT complies with the Ordinance and is released for recording.

Bradley E. Mills
Executive Director

PLAT RELEASE DATE: Feb. 9, 2009

DATE: 02-06-09; PROJECT: 724-08-1; FILE: CORRECTED PLAT.DWG