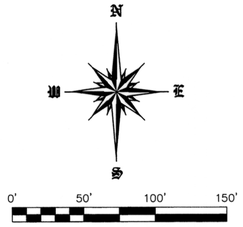
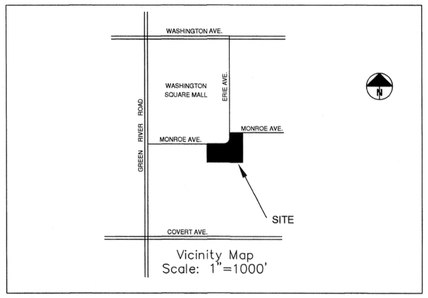
CAROUSEL COURT SUBDIVISION





DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MARCH 4 '09
(DATE)
BILL FLUTY AUDITOR
931
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03.04.09 8:50 AM
PLAT BOOK "S"
PAGE 125
INSTR# 2009 R 0000 5330
Z TULEY RECORDER
VANDERBURGH COUNTY

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 CAROUSEL COURT SUBDIVISION.

Dilip D. Patel
7844 East Oak Street
Evansville, IN 47715

Nayana D. Patel
7844 East Oak Street
Evansville, IN 47715

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 Owner and Subdivider (Jim Vincent) 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 22 day of JAN, ~~2008~~ 2009

My Commission Expires:
JAN. 16, 2016

Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

GARY WITTY
(typed or printed name)

GARY L. WITTY
NOTARY PUBLIC
COMMISSION EXPIRES
JANUARY 16, 2016
NOTARY SEAL
VANDERBURGH COUNTY
STATE OF 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, this plat has been given Primary Approval by the Area Plan Commission of Evansville and Vanderburgh County at a meeting held on **December 09, 2008 (at Subdivision Review)**

President

Attest Executive Director

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

Executive Director

March 4, 2009
Plat Release Date

GENERAL NOTES

Utilities: Gas, electric, telephone, city water and sewer are available to the site.

Flood Plain Data: The subject property is not located in Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (FIRM) Panel No. 180257 0008 B, dated October 15, 1981.

Erosion Control:
The Developer, Development Contractors, Builders and all Lot Owners or anyone working with or disturbed earth shall comply with the "Erosion Control Plan" and any amendments as filed with the County Drainage Board and the Soil and Water Conservation District, and with all Federal, State and Local Erosion control laws.

Temporary Erosion Control of Disturbed Areas:

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 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.

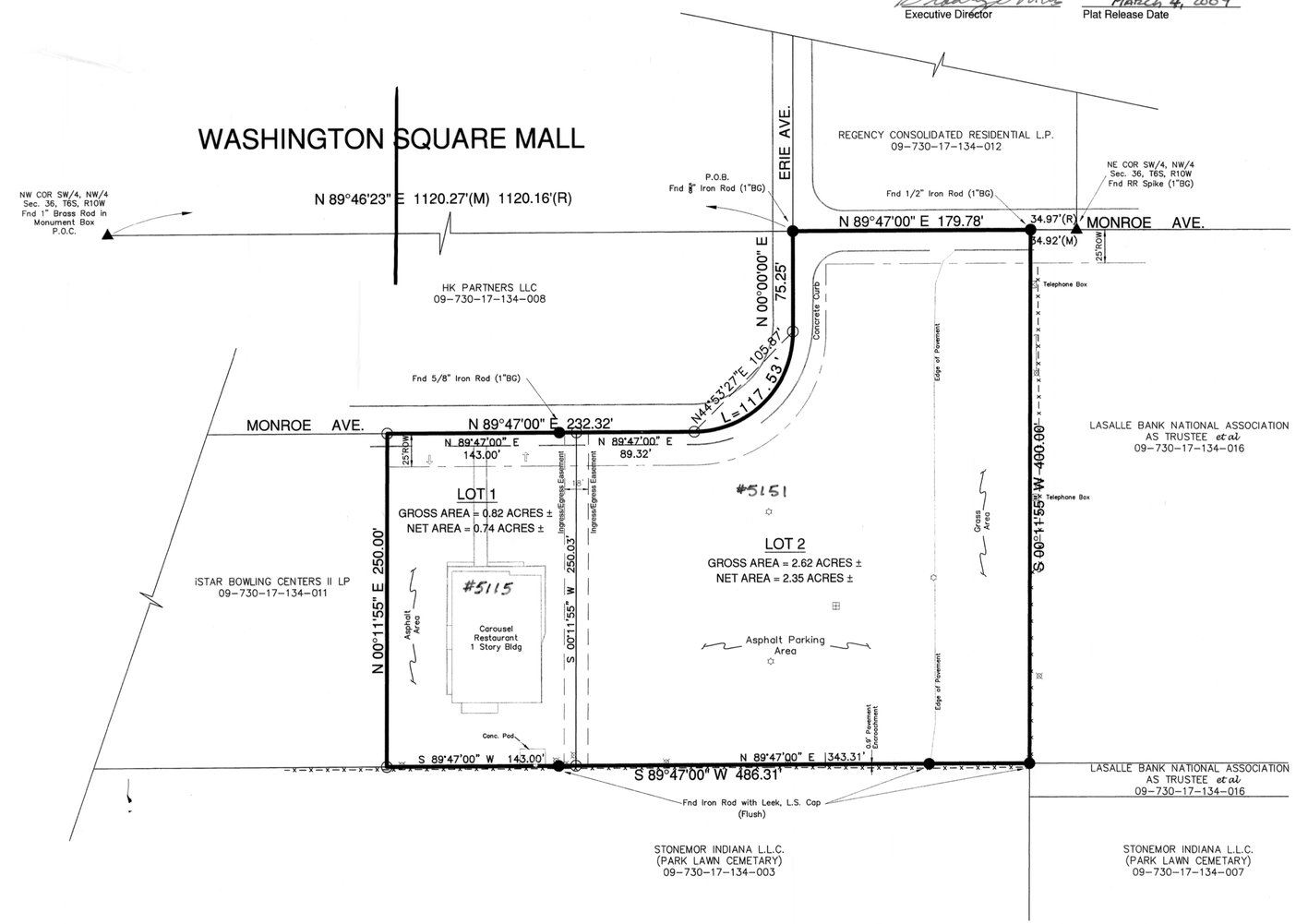
Property Corner Markers: All corners not currently marked will be marked with a 5/8 inch rebar with a plastic cap bearing "Witty LS 20100066".

Boundary Description

Part of the West Half of the Northwest Quarter of Section 36, Township 6 South, Range 10 West, in the City of Evansville, Vanderburgh County, Knight Township, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 36; thence, along the North line of said Quarter-Quarter Section, North 89 Degrees 47 Minutes 00 Seconds East, a distance of 1120.27 feet to a found 5/8 inch iron rod, said iron rod being the Point of Beginning; thence, continuing North 89 Degrees 47 Minutes 00 Seconds East, a distance of 179.78 feet to a found ½ inch iron rod which is a distance of 34.97 feet from the Northeast corner of said Quarter-Quarter Section; thence, parallel with the West line of said Quarter-Quarter Section, South 00 Degrees 11 Minutes 55 Seconds West, a distance of 400.00 feet to a found iron rod with a plastic cap inscribed with LEEK, L.S.; thence, parallel with the North line of said Quarter-Quarter Section, South 89 Degrees 47 Minutes 00 Seconds West, a distance of 486.31 feet to a set 5/8 inch rebar with a plastic cap inscribed with WITTY, LS 20100066, hereinafter referred to as a set 5/8 inch rebar, said rebar being the southeast corner of a parcel of real property described to Istar Bowling Center II LLP in a Special Warranty Deed recorded in document # 2004R00007635 in the Office of the Recorder of Vanderburgh County; thence, parallel with the West line of said Quarter-Quarter Section, North 00 Degrees 11 Minutes 55 Seconds East, a distance of 250.00 feet to a set 5/8 inch rebar at the northeast corner of the said Istar Bowling Center II parcel; thence, parallel with the North line of said Quarter-Quarter Section, North 89 Degrees 47 Minutes 00 Seconds East, a distance of 232.32 feet to the point of curvature of a curve left with a radius of 75 feet from which the chord bears North 44 degrees 53 minutes 27 seconds East, a distance of 105.87 feet; thence, along the arc of said curve, 117.53 feet to the point of tangency; thence, North 00 Degrees 00 Minutes 00 Seconds East, a distance of 75.25 feet to the Place of Beginning, containing 3.44 acres, more or less.

Subject to all easements and rights-of-way of record.



LEGEND:

- ○ Denotes Set 5/8" Rebar w/ Cap inscribed Witty, PLS 20100066
- ● Denotes Found Monument
- (M) Denotes Measured Data
- (R) Denotes Recorded Data
- (C) Denotes Calculated Data
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- —x—x—x—x—x—x— Denotes Existing Chainlink Fence
- Denotes Subject Property Lines
- Denotes Center Line of Street
- Denotes Adjoining Property Lines
- Denotes Public Utility Easement

* This survey performed by Electronic Distance Meter Open Traverse Method
* Survey Date: April, 2006
* Client: Broadway Summitt, L.L.C.
* The Surveyor's Report is a part of this survey.
* Elevation Datum: NGVD 29'

SURVEYOR'S CERTIFICATE

I, Gary L. Witty, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and further certify that this survey, to the best of my knowledge and belief, was executed according to Title 865, Article 1, Rule 12 of the Indiana Administrative Code and that all monuments shown exist at the locations noted.

GARY L. WITTY
REGISTERED
No. LS20100066
STATE OF INDIANA
LAND SURVEYOR

Gary L. Witty, L.S. 01-21-09
Indiana Reg. #20100066

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.

Gary L. Witty

S-125
APC #37-MS-2008