BAIRD'S PLACE CORRECTED PLAT

NOTE: This Plat is to correct calls #7 and #9 of Boundary Description of the Original Plat.

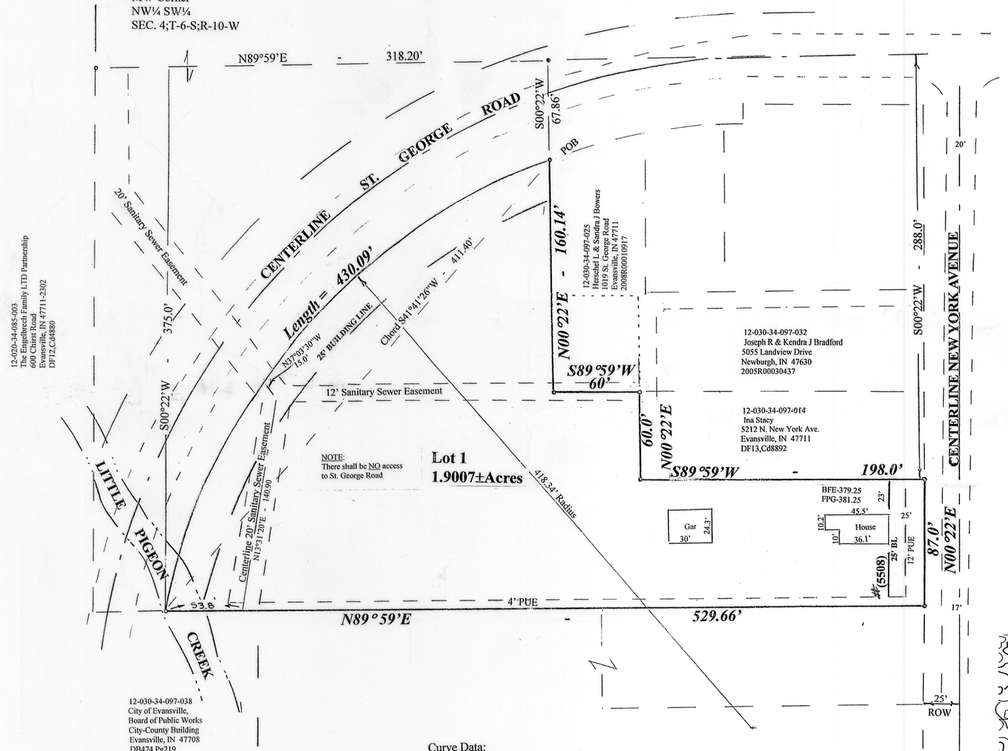
LEGEND

Public Utility Easement	PUE
Building Line	BL
Right-of-Way	ROW
Iron Pin	•
Point of Beginning	POB
Old Lot Line	- - - - -

NORTH

25' 50' 25'

SCALE: 1" = 50'



Curve Data:
I = 89° 09' 00"
R = 418.34'
T = 412.1793855'
L = 650.920050'
D = 13° 41' 45.5"

BOUNDARY DESCRIPTION

A CORRECTED PLAT OF BAIRD'S PLALCE SUBDIVISION AS RECORDED IN PLAT BOOK O, PAGE 91, BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FOUR (4), TOWNSHIP SIX (6) SOUTH, RANGE TEN (10) WEST LYING IN VANDERBURGH COUNTY, INDIANA. THIS PLAT IS TO CORRECT CALLS #7 AND #9 OF THE BOUNDARY DESCRIPTION OF THE ORIGINAL PLAT. THIS PROPERTY IS DESCRIBED AS FOLLOWS:

BEGINNING at a point which located by commencing at the Northwest Corner of said Quarter Quarter Section and measuring North 89° 59' East, along the North line thereof, 318.20 feet; thence South 00° 22' West for 67.86 feet to a point on the Easterly Right-of-Way of St. George Road, said point being on a curve having a radius 418.34 fee and being the POINT OF BEGINNING; from said place of beginning in a Southwesterly direction along a curve to the left, having a radius of 418.34, and along said Easterly Right-of-Way for 430.09 feet, said curve having a chord bearing South 41° 41' 26" West and a distance of 411.40 feet to a point that is South 00° 22' West - 375.0 feet from the North line of said Quarter Quarter Section; thence North 89° 59' East, parallel with the North line of said Quarter Quarter Section, 529.66 feet to a point on the West Right-of-Way of New York Avenue; thence North 00° 22' East, along said Right-of-Way, 87.0 feet to a point which lays South 00° 22' West - 288.0 feet from the North line of said Quarter Quarter Section; thence South 89° 59' West - 198.0 feet; thence North 00° 22' East - 60.0 feet; thence South 89° 59' West - 60.0 feet; thence North 00° 22' East - 160.14 feet to the POINT OF BEGINNING and containing 1.9007 acres, more or less.

OWNER'S CERTIFICATE

The undersigned owners of the real estate shown and described hereon, lay-off, plat and subdivide said real estate and designate it as **BAIRD'S PLACE CORRECTED PLAT**

Any additional road right-of-way, shown and not previously dedicated is hereby dedicated to public use.

Strips of land shown on this plat and marked P.U.E "Public Utilities Easement" are reserved for the installation, maintenance, and repair of the various utility services, and are subject to all times to the property authorities and to the easements hereon reserved. No structures shall be erected or maintained in said strips of land and Owners shall take title subject to the right of the public and private utilities in these strips of land.

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:

Vu Nguyen
3637 Brayden Drive
Evansville, IN 47711

Tung Nguyen
3637 Brayden Drive
Evansville, IN 47711

NOTARY CERTIFICATE

State of Indiana)
) SS
County of Vander burgh)

Before me, the Undersigned, a Notary Public in and for said County and State, personally appeared the herein named Vu Nguyen & Tung Nguyen shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

WITNESS MY HAND AND SEAL:

Notary Public

MY COMMISSION EXPIRES: 11-20-2015

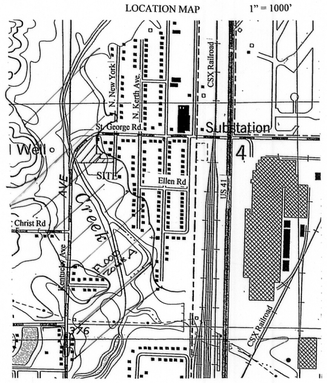
MY COUNTY OF RESIDENCE IS: Warrick

12-030-34-097-020
Randall L. & Angelia F Lutz
5509 N. New York Ave.
Evansville, IN 47711-2302
DF 11,Cd4321

12-241-34-342-001
Charles D. McGrew
5505 N. New York Ave.
Evansville, IN 47711-2370
DF14,Cd9936

LOCATION MAP

NORTH
1" = 1000'



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 9, 2009 (DATE)
BILL FLUTY AUDITOR
3393 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-09-09 2:12
PLAT BOOK "B" PM
PAGE 137
INSTR# 2009R00018462
Z TULEY RECORDER
VANDERBURGH COUNTY

GENERAL NOTES

Utilities: Water - Evansville Water Department
Sewer - Evansville Sewer Department
Electric and Gas - Vectren
There shall be NO ACCESS to or from this property to St. George Road.

Flood Plain Data:
The subject property does lie within the limits of the 100 year flood zone "A" as plotted by scale on the Flood Insurance Rate Map for Evansville, Indiana. Community Panel Number 180257 0001B, dated October 15, 1981. The City of Evansville had a Special Flood Hazard Information Report prepared by the Corps of Engineers, for Little Pigeon Creek and Locust Creek. This report sets the 100 year flood at:
Base Flood Elevation 379.25
Flood Protection Grade - 381.25

Erosion Control:
The Developer, Development Contractors, Building 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 City Engineer 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% to kl6% 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 a 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 of Ditches:
Slopes of 0% to 1% shall be seeded and mulched with forty-five (45) days of disturbance.
Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at the completion of the ditch grading. Slopes over 6% require riprap or other approved stabilization at the completion of the ditch grading if the total ditch length at the point is greater than 100 feet.

Property Corner Markers:
All are marked with 5/8" diameter iron pins except the Southwest Corner that falls in Little Pigeon Creek.

BASE FLOOD ELEVATION - 379.25
FLOOD PROTECTION GRADE - 381.25

AREA PLAN COMMISSION CERTIFICATE

Under 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 12, 1992.

President

Attest Executive Director

Secondary Plot complies with the Ordinance and is released for Recording

Executive Director

PLATE RELEASE DATE: July 9, 2009

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

S-137
Apc # 44-MS-92

SURVEYOR'S CERTIFICATE

I, WILLIAM Y.BIVINS, 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, AND THAT ALL MOUNUMENTS SHOWN EXIST AT LOCATIONS AS NOTED.

WITNESS MY HAND AND SEAL THIS 14th DAY OF May, 2009.

WILLIAM Y. BIVINS, PLS
Indiana Registration No. LS80910003
ACCU LAND SURVEYING & ENGINEERING
10579 OAK GROVE ROAD
NEWBURGH, IN 4763

WILLIAM Y. BIVINS REGISTERED No. LS-80910003 STATE OF INDIANA LAND SURVEYOR

AFFIRMATION STATEMENT

I affirm under the penalty of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law: