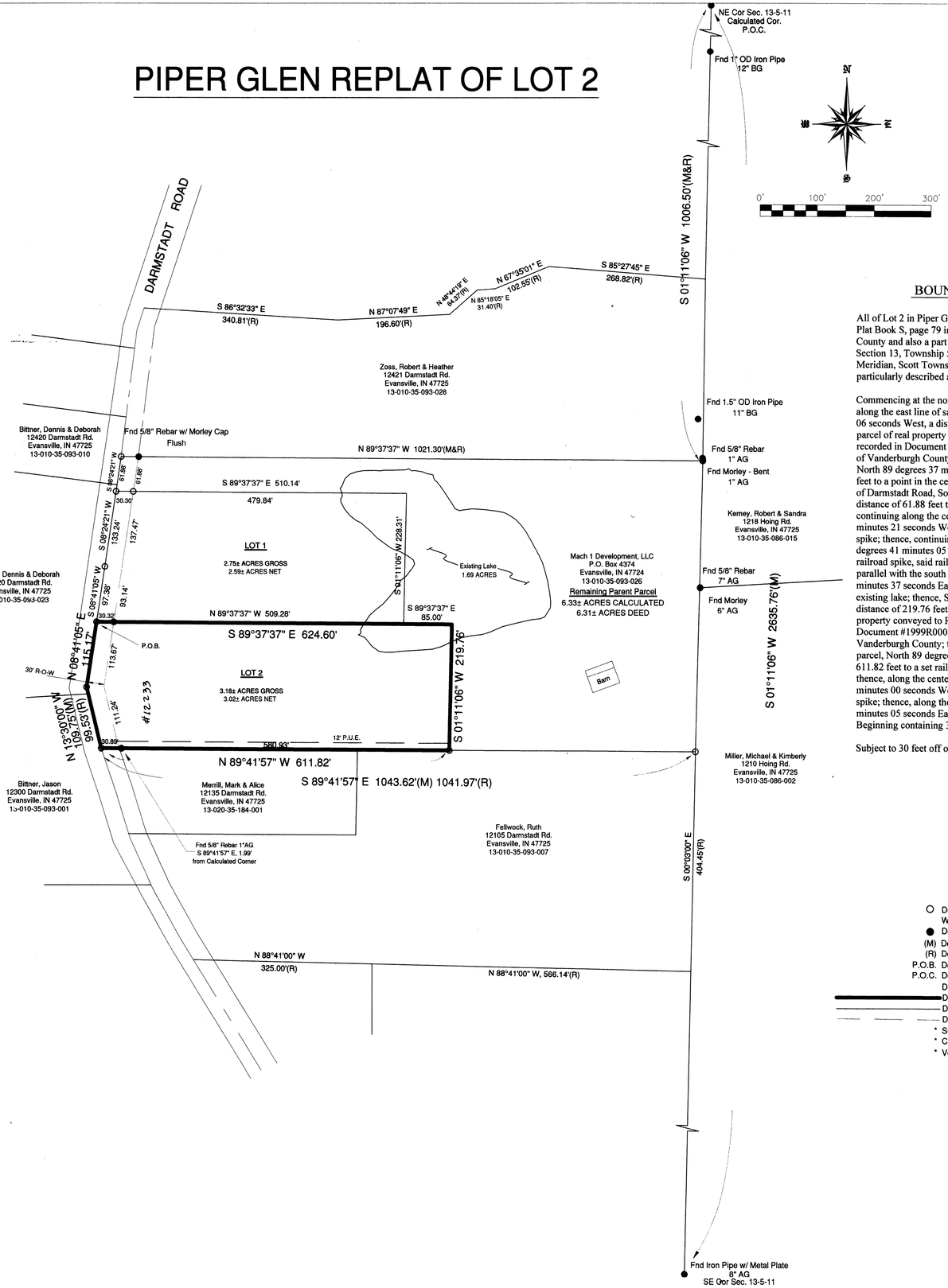
PIPER GLEN REPLAT OF LOT 2



BOUNDARY DESCRIPTION

All of Lot 2 in Piper Glen Subdivision as per the Plat thereof recorded in Plat Book S, page 79 in the Office of the Recorder of Vanderburgh County and also a part of the East Half of the Northeast Quarter of Section 13, Township 5 South, Range 11 West, Second Principle Meridian, Scott Township, Vanderburgh County, Indiana, and more particularly described as follows:

Commencing at the northeast corner of said quarter section, thence, along the east line of said quarter section South 01 degrees 11 minutes 06 seconds West, a distance of 1006.5 feet to the southeast corner of a parcel of real property conveyed to Robert Zoss in a Warranty Deed recorded in Document #2005R00012524 in the Office of the Recorder of Vanderburgh County; thence, along the south line of said Zoss parcel North 89 degrees 37 minutes 37 seconds West, a distance of 1021.30 feet to a point in the center of Darmstadt Road; thence, along the center of Darmstadt Road, South 08 degrees 24 minutes 21 seconds West, a distance of 61.88 feet to a set railroad spike in Darmstadt Road; thence, continuing along the center of Darmstadt Road, South 08 degrees 24 minutes 21 seconds West, a distance of 133.24 feet to a set railroad spike; thence, continuing along the center of Darmstadt Road, South 08 degrees 41 minutes 05 seconds West, a distance of 97.38 feet to a set railroad spike, said railroad spike being the Point of Beginning; thence, parallel with the south line of said Zoss parcel South 89 degrees 37 minutes 37 seconds East, a distance of 624.60 feet to a point in an existing lake; thence, South 01 degrees 11 minutes 06 seconds West, a distance of 219.76 feet to a point on the north line of a parcel of real property conveyed to Ruth Fellwock in a Warranty Deed recorded in Document #1999R00020462 in the Office of the Recorder of Vanderburgh County; thence, along the north line of said Fellwock parcel, North 89 degrees 41 minutes 57 seconds West, a distance of 611.82 feet to a set railroad spike in the center of Darmstadt Road; thence, along the center of Darmstadt Road, North 13 degrees 30 minutes 00 seconds West, a distance of 109.75 feet to a set railroad spike; thence, along the center of Darmstadt Road, North 08 degrees 41 minutes 05 seconds East, a distance of 115.17 feet to the Place of Beginning containing 3.18 acres gross, more or less.

Subject to 30 feet off of the entire west side for Darmstadt Road.

LEGEND:

- ○ Denotes Set 5/8" Rebar w/ Cap inscribed with Witty, LS 20100066 or railroad spike if in road
- ● Denotes Found Monument
- (M) Denotes Measured Data
- (R) Denotes Recorded Data
- P.O.B. Denotes Point of Beginning
- P.O.C. Denotes Point of Commencement
- Denotes Existing Chainlink Fence
- Denotes Subject Property Lines
- Denotes Center Line of Road
- Denotes Public Utility Easement
- * Survey Date: September, 2007
- * Client: David Bryant
- * Vertical Datum: NGVD 29

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 PIPER GLEN REPLAT OF LOT 2

Mach 1 Development, L.L.C.
David Bryant, Member
P.O. Box 4374
Evansville, IN 47724

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 (David Bryant) who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be his voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 7TH day of DECEMBER 2009

My Commission Expires:
2-21-16

Notary Public

Notary Resides in
VANDERBURGH
County, Indiana

KAREN L. JARBOE
(typed or printed name)

GENERAL NOTES

Utilities: Gas, electric, telephone, Evansville City Water and Darmstadt Sewer are available to the site.

Flood Plain Data:
No part of the proposed subdivision is located within the Special Flood Hazard Zone "A" as scaled from Flood Insurance Rate Map (F.I.R.M.) Panel No. 180256 0075 B, dated August 05, 1991.

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.

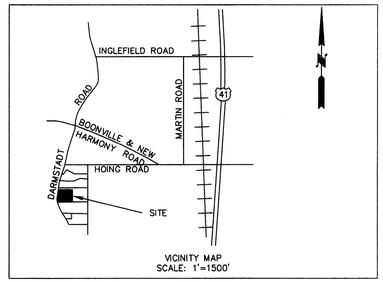
Property Corner Markers: All corners not currently marked will be marked with a ⅝ inch rebar with a plastic cap inscribed with "Witty LS 20100066" or a railroad spike in asphalt roadway.

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

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
12-09-2009 (DATE)
BILL FLUTY AUDITOR
6414 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 12-09-09 3:17 PM
PLAT BOOK "S"
PAGE 149
INSTR# 2009R00032595
Z TULEY RECORDER
VANDERBURGH COUNTY



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 November 10, **2009 (at Subdivision Review)**

President — Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: DEC. 9, 2009

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 plat, to the best of my knowledge and belief, correctly represents a survey completed by me on Dec. 01 *, 2009 and that all monuments shown exist at locations as noted.*

Witness my hand and seal this 07 *day of* Dec. *, 2009 .*

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

Gary L. Witty, L.S.
Indiana Reg. #20100066

S-149
Apc # 24-MS-2009

PSI PRECISION SURVEYING, INC.
Surveying Services:
Construction
Topographical
Boundary
Subdivisions
Metrology
2621 Stringtown Road, Suite 25, Evansville, IN 47711 (812) 868-8011 Fax: (812) 423-6311 email: gwitty6789@aol.com

Part of the NE/4, Section 13, Township 5 South, Range 11 West, Second Principle Meridian, Scott Township, Vanderburgh County, Indiana

Filename:	Bryant Lot 2.dwg	Job No.:	091020
Drawn by:	GLW	Date:	12/01/2009