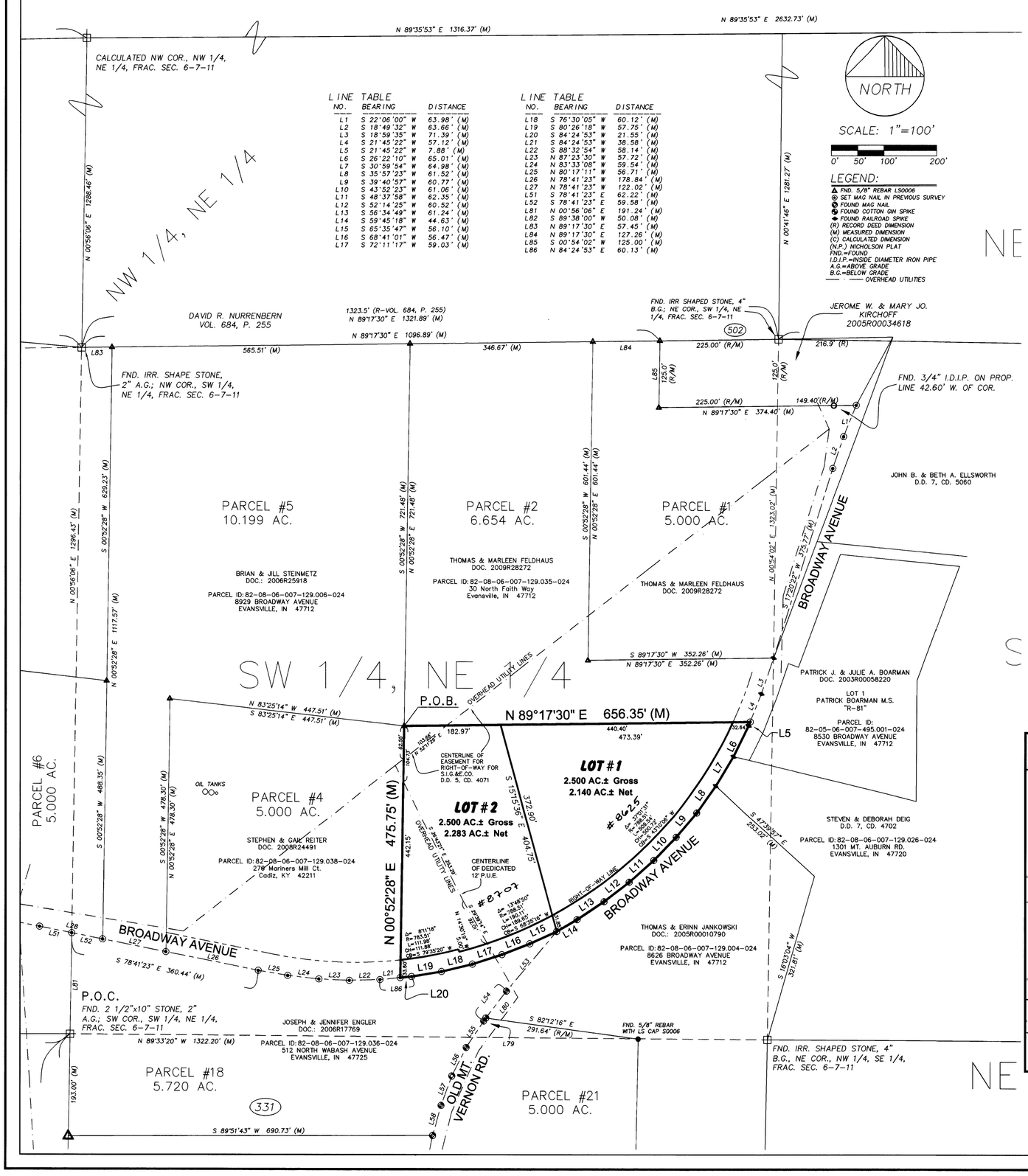
BROADWAY ESTATES

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 11, 2010 (DATE)
BILL FLUTY AUDITOR
2230 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-11-2010 1:21 PM
PLAT BOOK "S"
PAGE 162
INSTR# 2010 R000 10290
Z TULEY RECORDER
VANDERBURGH COUNTY



BOUNDARY DESCRIPTION

Parcel Three of the Parcelization of the Challman property as per plat thereof, recorded as Document Number 2006R00023812 and being Part of the Southwest Quarter of the Northeast Quarter of Fractional Section 6, Township 7 South, Range 11 West of the 2nd principal meridian, lying in Perry Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at a 2-1/2" x 10" stone at the Southwest corner of the Southwest Quarter of the Northeast Quarter of said Fractional Section 6; thence along the West line of said Quarter, Quarter Section, North 00°56'06" East 191.24 feet to a mag nail in the centerline of Broadway Avenue; thence along said centerline for the following 2 (two) courses, South 78°41'23" East 59.58 feet to a mag nail; thence South 78°41'23" East 122.02 feet to a mag nail; thence North 00°52'28" East 478.30 feet to a 5/8" rebar with LS cap S0006; thence South 83°25'14" East 447.51 feet to a 5/8" rebar with LS cap S0006 at the point of beginning; thence parallel with the North line of said Quarter, Quarter Section

1st: North 89°17'30" East 656.35 feet to a mag nail in the centerline of Broadway Avenue; thence along said centerline for the following 16 (sixteen) courses

2nd: South 21°45'22" West 7.88 feet to a railroad spike; thence

3rd: South 26°22'10" West 65.01 feet to a railroad spike; thence

4th: South 30°59'54" West 64.98 feet to a railroad spike; thence

5th: South 35°57'23" West 61.52 feet to a mag nail; thence

6th: South 39°40'57" West 60.77 feet to a mag nail; thence

7th: South 43°52'23" West 61.06 feet to a mag nail; thence

8th: South 48°37'58" West 62.35 feet to a mag nail; thence

9th: South 52°14'25" West 60.52 feet to a mag nail; thence

10th: South 56°34'49" West 61.24 feet to a mag nail; thence

11th: South 59°45'18" West 44.63 feet to a mag nail; thence

12th: South 65°35'47" West 56.10 feet to a mag nail; thence

13th: South 68°41'01" West 56.47 feet to a mag nail; thence

14th: South 72°11'17" West 59.03 feet to a mag nail; thence

15th: South 76°30'05" West 60.12 feet to a mag nail; thence

16th: South 80°26'18" West 57.75 feet to a mag nail; thence

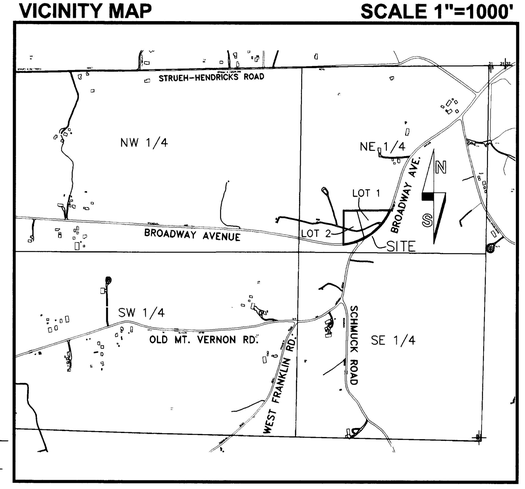
17th: South 84°24'53" West 21.55 feet to a mag nail; thence

18th: North 00°52'28" East 475.75 feet to the point of beginning, containing 5.00 acres more or less.

SUBJECT TO: The right-of-way for Broadway Avenue along the Southeast side of the above described parcel.

VICINITY MAP

SCALE 1"=1000'



General Notes

1. UTILITIES: Water is available by the Evansville Water Department. Sanitary Sewers are not available.

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 410IAC 6-8.1.

3. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) Community Panel 180256 0100 B dated March 19, 1982.

4. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding.

5. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site. No brick or other non-breakaway mailbox structures can be placed in County Right-of-way.

6. MAILBOX STRUCTURES: No brick or other non-breakaway mailbox structures can be placed in County Road Rights-of-way.

7.OWNER'S INFORMATION: The subdivided property is owned by Melody, Jamie R., and Chris Bateman as per Document Number 2006R00020001 in the office of the Recorder of Vanderburgh County.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 and that all monuments shown to exist at all locations as noted.

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.

Witness my hand and seal this 26th day of April, 2010.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No. LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

We, the undersigned owner's of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **BROADWAY ESTATES Minor Subdivision**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility 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 located 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.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Melody Bateman
Melody Bateman
10500 ADAM STREET
MT. VERNON, IN 47620

Jamie R. Bateman
4815 Shady Court
Evansville, IN 47712

Chris Bateman
10500 ADAM STREET
MT. VERNON, IN 47620

S-162
April 23-MS-2006

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 3rd day of April, 2010.

My commission expires 11/22/2014

Patricia Ellen Keith
Patricia E. Keith
Notary Resides in Vanderburgh County, 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 October 10, 2006 (at Subdivision review).

President

Blaine Oliver
Attest Executive Director

PLAT RELEASE

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

Blaine Oliver
Executive Director

May 11, 2010
Plat Release Date

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

AE2 ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING (812) 424-2461
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
BROADWAY AVE. (OLD S.R. 62)
CLIENT: ARC CONSTRUCTION
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=100'
DATE: 09/11/06
PROJECT NO.: S-8274
REVISIONS 03/03/10

SHEET NO.: 1 OF 1

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