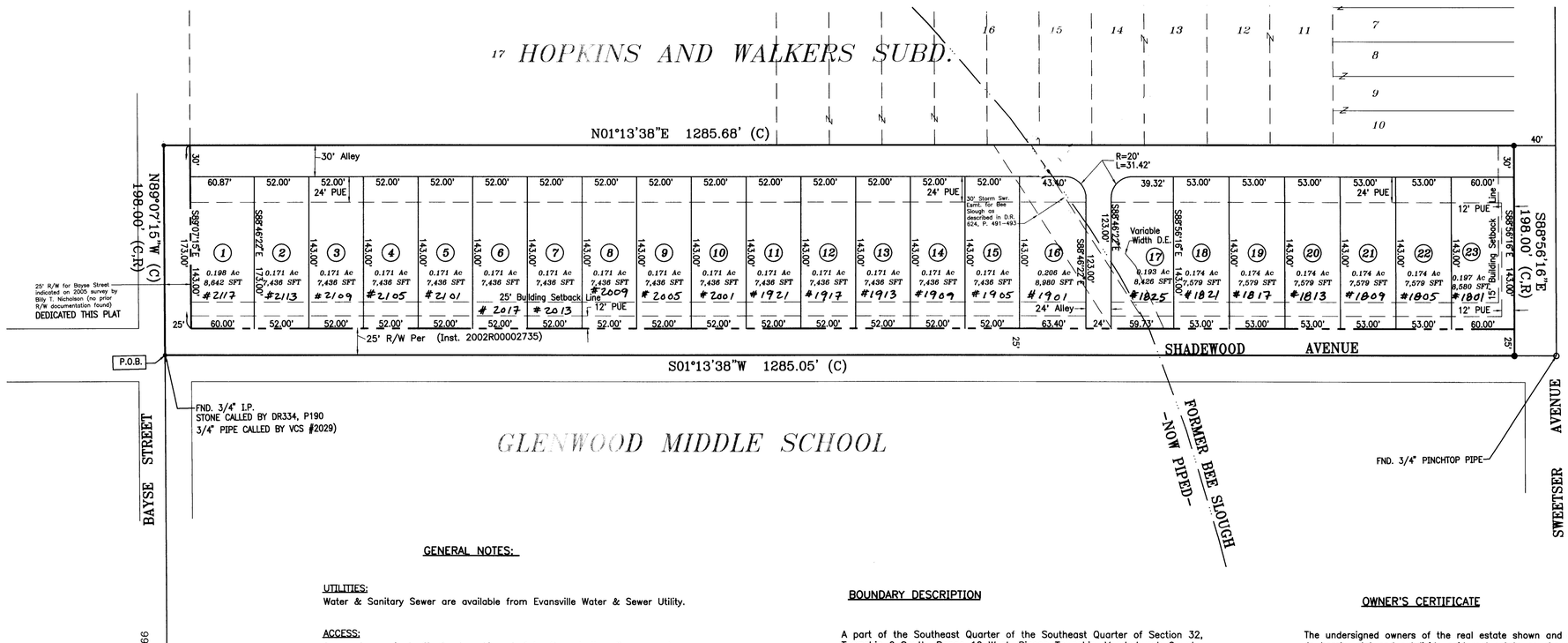
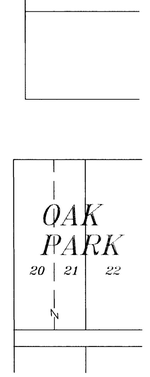
SHADEWOOD PLACE SUBDIVISION

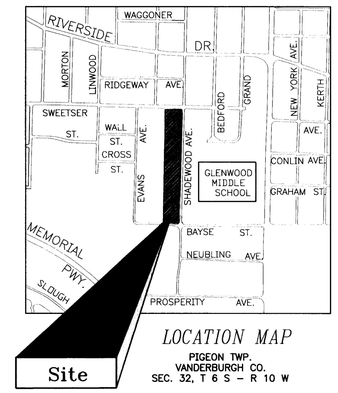
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 29, 2010 (DATE)
BILL FLUTY AUDITOR
4030 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-29-10 AM
PLAT BOOK "S" PM
PAGE 173
INSTR# 2010R00017304
Z TULEY RECORDER
VANDERBURGH COUNTY





Scale: 1"=60'
60' 30' 0 60' 120'



LOCATION MAP
PIGEON TWP.
VANDERBURGH CO.
SEC. 32, T 6 S – R 10 W

N.T.S.

GENERAL NOTES:

UTILITIES:
Water & Sanitary Sewer are available from Evansville Water & Sewer Utility.

ACCESS:
Access to required off-street parking shall be through the alleyways only.

FLOOD PLAIN DATA:
Per F.I.R.M., City Of Evansville, Vanderburgh County, Indiana Panel No. 180257 0007 B dated October 15, 1981, NO portion of the proposed Subdivision is within the designated 100 year Flood Zone "A".

SITE TOPOGRAPHY:
The site is very flat with less than a 1% slope from East to West toward the rear of the property. The elevations throughout range from 375± to 371±.

TEMPORARY EROSION CONTROL: (during construction)
- Slopes of 0% to 6% shall be mulched and seeded with a cover crop, I.E., rye, red top, or wheat, within 45 days of disturbance of soil and must remain in place until final grading and seeding.
- Slopes of more than 6% shall be mulched and seeded and shall have straw bales and/or erosion blankets in place within 5 days of disturbance of soil and must remain in place until final grading and shaping.

EROSION CONTROL FOR DITCHES:
Slopes 0% to 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.

ROAD GRADES:
No new roads or road extensions are a part of this plat.

STORM DRAINAGE
All storm drainage from the site shall be directed toward Shadewood as it currently does.

A section of the piped Bee Slough runs through Lots 16 and 17, and clips the corner of Lot 15.

MONUMENTS
Monuments have been set at all boundary and lot corners. Monuments set as a part of this plat are: 3/4" x 30" rebars w/cap stamped BLA Firm 0030.

Alley, Road Widening and Storm Drainage Plans were Approved by the Evansville Board of Public Works on June 17, 2010.

BOUNDARY DESCRIPTION

A part of the Southeast Quarter of the Southeast Quarter of Section 32, Township 6 South, Range 10 West, Pigeon Township, Vanderburgh County, Indiana, described as follows:

Commencing at a railroad spike marking the Southeast corner of said Section 32, thence North 89 degrees 07 minutes 15 seconds West 991.32 feet (992.5 feet deduced from Deed Record 334, page 190) along the south line of said section to a 3/4" iron pipe marking the southwest corner of the 24.10-acre tract of land described in Deed Record 334, page 190 in the office of the Recorder of said County, and the POINT OF BEGINNING of this description; thence North 89 degrees 07 minutes 15 seconds West 198.00 feet along the south line of said Section to the southeast corner of a tract of land known as Hopkins and Walker's Tract, being an unrecorded plat; thence North 1 degree 13 minutes 38 seconds East 1285.68 feet along the east line of said Hopkins and Walker's tract to the south boundary of Sweetser Avenue; thence South 88 degrees 56 minutes 16 seconds East 198.00 feet along said south line of Sweetser Avenue to the west line of the aforesaid 24.10-acre tract; thence South 1 degree 13 minutes 38 seconds West 1285.05 feet along the west line of said tract to the point of beginning and containing 5.842 acres, more or less.

Subject to a right-of-way 25 feet in width off the entire east side of the above-described land for Shadewood Avenue.

SURVEYOR'S CERTIFICATE

I, James A. Farny, hereby certify that I am a professional registered land surveyor licensed in compliance with the laws of the State of Indiana and further certify that the plat correctly represents a survey completed by me on **8/7/08** and that all monuments shown exist at the locations as noted.

Witness my hand and seal the **15th** day of **December**, 20**09**.

JAMES A. FARNY REGISTERED No. S80040551 STATE OF INDIANA LAND SURVEYOR

James A. Farny
Indiana Registration No. S0551
Bernardin Lochmueller & Assoc., Inc.
6200 Vogel Rd.
Evansville, IN 47715

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 SHADEWOOD PLACE. All additional road Right of Way shown and not previously dedicated is hereby dedicated for public use.

Strips or areas of land, of the dimensions shown on this plat and marked "P.U.E." (Public Utility Easement), are hereby dedicated to public utilities 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.

Strips or areas of land, of the dimensions shown on this plat and marked "D.E." (Drainage Easement) are dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provide, that such facilities are not placed in such manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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:
Habitat for Humanity of Evansville, Inc.
1401 N. Fares Avenue
Evansville, IN 47711
Executive Director
Lori Reed

NOTARY CERTIFICATE

STATE OF INDIANA, COUNTY OF VANDERBURGH) ss:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the said Owner(s) and Subdivider(s), 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 the **28th** day of **July**, 20**10**.

My Commission Expires:
April 27, 2016
Notary Resides in
Vanderburgh
County, Indiana

Notary Public
Rebecca L. Zimmer
REBECCA L. ZIMMER
(typed or printed name)

NOTARY PUBLIC SEAL INDIANA

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.

James A. Farny

S-173
APC # 2-5-2010

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 March 11, 2010.

President

Attest Executive Director

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

Executive Director
PLAT RELEASE DATE: July 29, 2010

APC OFFICIAL SEAL EVANSVILLE AND VANDERBURGH COUNTY AREA PLAN COMMISSION