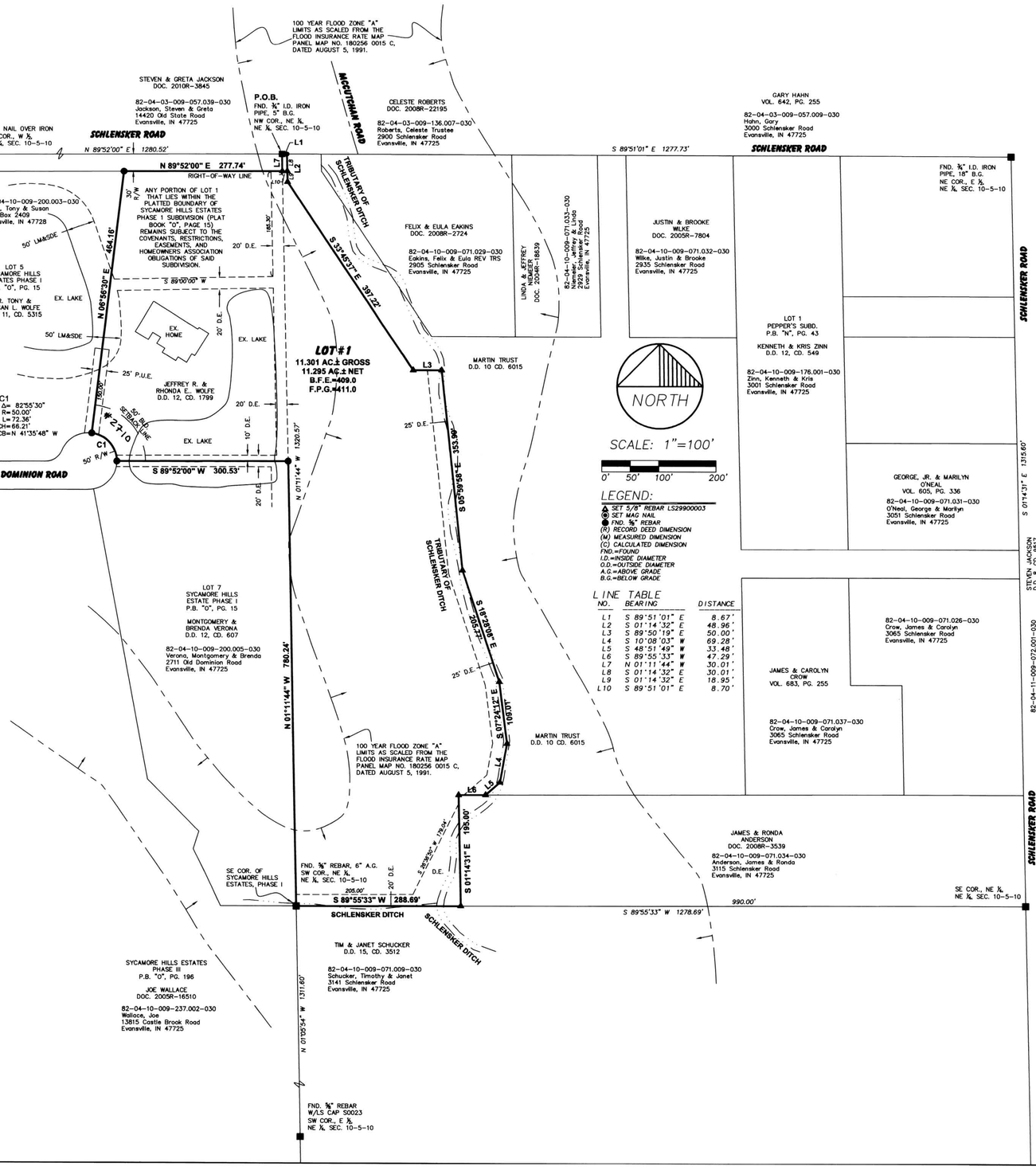
# WOLFE ACRES




## General Notes

**1. UTILITIES:** Sanitary Sewers and Water is available by the Evansville Water & Sewer Utility.

**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:** A 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 0015 C dated August 5, 1991.

**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.

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

## 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 October 6, 2010 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 13th day of Dec., 2010.

Donald E. Gries
Indiana Registration No. LS 29900003

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

### OWNER'S CERTIFICATE

I, the undersigned owner's of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Wolfe Acres 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.

Strips or areas of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby 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 provided, that such facilities are not placed in such a 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.

Strips or areas of land, of the dimensions shown on this plat and marked **LM&SDE** (Lake Maintenance & Storm Detention Easement), are hereby dedicated for the maintenance of the storm drainage lake and maintenance, and storage of storm water. Any alterations to the land within these easements must have the approval of the Drainage Board. Fences may not be extended into the Lake Maintenance and Storm Detention Easements.

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.

Jeffrey R. Wolfe
2710 Old Dominion Road
Evansville, IN 47725

Rhonda E. Wolfe
2710 Old Dominion Road
Evansville, IN 47725

### 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 1st day of December, 2010.

My commission expires 12-14-11

Krista B. Lockyear
Notary Resides in Vanderburgh County, Indiana

NOTARY PUBLIC SEAL 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 November 9th, 2010 (at Subdivision review).

President

Attest Executive Director

### PLAT RELEASE

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

Executive Director

DEC. 16, 2010
Plat Release Date

SEAL

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
12-16-2010 (DATE)
BILL FLUTY AUDITOR
6659 (AUDITORS NUMBER)

**RECEIVED FOR RECORD**
DATE 12-16-10 4:02 PM
PLAT BOOK "S"
PAGE 182
INSTR# 2010R00031111
Z TULEY RECORDER
VANDERBURGH COUNTY

CROSS REFERENCE: TRUSTEE'S DEED #2010R00031110

## BOUNDARY DESCRIPTION

Lot 6 in Sycamore Hills Estates Phase 1 as per plat thereof, recorded in Plat Book "O", page 15 in the office of the recorder of Vanderburgh County, Indiana and part of the Northeast Quarter of the Northeast Quarter of Section 10, Township 5 South, Range 10 West, lying in Scott Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 3/4" I.D. iron pipe at the Northwest corner of said Quarter, Quarter Section; thence along the North line of said Quarter, Quarter Section, also being the centerline of Schlensker Road

1st: South 89°51'01" East 8.67 feet to a mag nail; thence

2nd: South 01°14'32" East 48.96 feet to a 5/8" rebar with LS cap S29900003; thence

3rd: South 33°45'37" East 397.22 feet to a 5/8" rebar with LS cap S29900003; thence

4th: South 89°50'19" East 50.00 feet to a 5/8" rebar with LS cap S29900003 in the center of a drainage ditch; thence along the center of said ditch for the following 5 (five) courses

5th: South 05°59'58" East 353.99 feet to a 5/8" rebar with LS cap S29900003; thence

6th: South 18°28'08" East 205.77 feet to a 5/8" rebar with LS cap S29900003; thence

7th: South 07°24'12" East 109.01 feet to a 5/8" rebar with LS cap S29900003; thence

8th: South 10°08'03" West 69.28 feet to a 5/8" rebar with LS cap S29900003; thence

9th: South 48°51'49" West 33.48 feet to a 5/8" rebar with LS cap S29900003; thence parallel with the South line of said Quarter, Quarter Section

10th: South 89°55'33" West 47.29 feet to a 5/8" rebar with LS cap S29900003; thence parallel with the East line of said Quarter, Quarter Section

11th: South 01°14'31" East 195.00 feet to a 5/8" rebar with LS cap S29900003 in the South line of said Quarter, Quarter Section; thence along said South line

12th: South 89°55'33" West 288.69 feet to a 5/8" rebar at the Southwest corner of said Quarter, Quarter Section, also being the Southeast corner of Lot 7 in said Sycamore Hills Estates Phase 1; thence along the West line of said Quarter, Quarter Section and the East line of said Lot 7

13th: North 01°11'44" West 780.24 feet to the Southeast corner of Lot 6 in said Sycamore Hills Estates Phase 1; thence along the South line of said Lot 6

14th: South 89°52'00" West 300.53 feet to a corner of said Lot 6; thence

15th: Northwesterly 72.36 feet along a curve which is concave to the Southwest, through a central angle of 82°55'30", having a radius of 50.00 feet and a chord bearing and distance of North 41°35'48" West 66.21 feet to a corner of said Lot 6; thence along the West line of said Lot 6

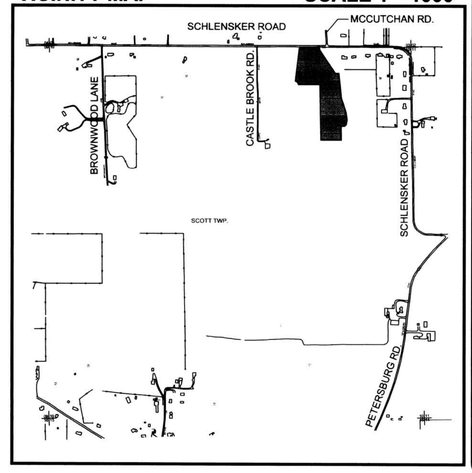
16th: North 06°56'30" East 464.16 feet to the Northeast corner of said Lot 6; thence along the North line of said Lot 6

17th: North 89°52'00" East 277.74 feet to the Northeast corner of said Lot 6, lying in the West line of said Quarter, Quarter Section; thence along said West line

18th: North 01°11'44" West 30.01 feet to the point of beginning, containing 11.301 acres more or less.

## VICINITY MAP

SCALE 1"=1000'




S-182
APC #23-MS-2010

AE2 ANDY EASLEY ENGINEERING
CIVIL ENGINEERING (812) 424-2481 LAND SURVEYING
1133 WEST MILL ROAD EVANSVILLE, INDIANA 47710

MINOR SUBDIVISION
2710 OLD DOMINION ROAD
CLIENT: JEFF WOLFE
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=100'
DATE: 10/11/10
PROJECT NO.: S-9147
REVISIONS

SHEET NO.: 1 OF 1

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