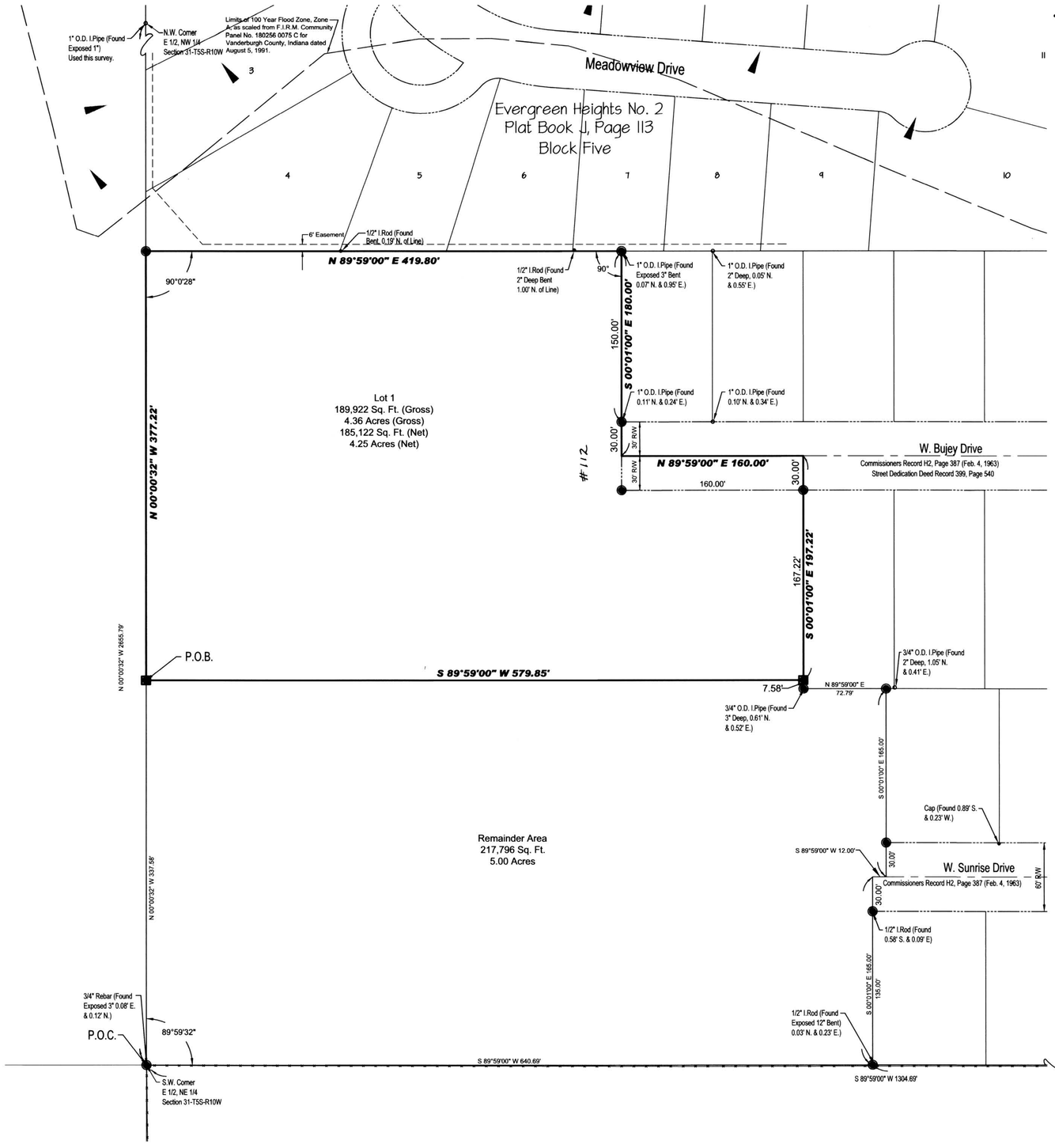
# Bujey Minor Subdivision




## Legend

| | |
|---|---|
| Boundary Line | |
| Center Line | |
| Right-of-Way Line | |
| POB | Point of Beginning |
| POC | Point of Commencement |

- 5/8" Rebar w/Plastic Cap Stamped "Morley & Assoc. I.D. #0023" (Found)
- 5/8" Rebar w/Plastic Cap Stamped "Morley & Assoc. I.D. #0023" (Set)

SCALE 1" = 50'

50 0 50 100

### General Notes

***Flood Plain Data***: The within described tract of land does not lie within that special Flood Zone A as said tract plots on Community Panel No. 180256 0075C of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated August 5, 1991.

***Temporary Erosion Control of Disturbed Areas***: Slopes of 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.

***Erosion Control for Ditches***: Slopes of 0% to 1% shall be seeded and mulched within 45 days of disturbance. Slopes of 1% to 6% shall be sodded or stabilized with an erosion control mat at completion of ditch grading. Slopes over 6% require riprap or other approved stabilization at completion of ditch grading if the total ditch length at that point is greater than 100 feet.

***Utilities***: Water, Gas, Electric, Cable TV, are existing on site. Water is supplied by Evansville City Water. Sanitary Sewer is existing in the right of way of Bujey Dr. and may be able to be extended to the site.

***OSDS Utility Statement***: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.

***Property Corner Markers***: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

***Basis of Bearings***: South Right-of-Way Line of East Bujey Drive.

***Reference Survey***: *Inst.#2010R00023806*-There have been no change of matters from said survey that would affect the property.

***Natural Drainage Courses***: No obstructions are to be placed within any natural drainage ways that would impede the normal flow of water.

**Noise Sensitive Statement**: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.

**FAA Notification**: Before construction of any structures within subdivision, FAA Form 7460-1 (latest edition) must be submitted and approved by the FAA to be in compliance with Indiana Tall Structures Act (IC-8-21-10).

**Acess to Lot 1**: Access to Lot 1 shall be by a driveway perpendicular to Bujey Drive along the 160' course of the boundary.

### Owner's Certificate

The undersigned owner of the real estate shown and described hereon do hereby plat and parcelize said real estate as shown and designate the same as Bujey Minor Subdivision.
All additional rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

Owners:

Brandon Barnard 12-20-10
Brandon D. Barnard
5741 Drakewick Drive
Evansville, IN 47711

Jessica Barnard 12/20/10
Jessica Barnard
5741 Drakewick Drive
Evansville, IN 47711

### Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK ) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner, Brandon D. Barnard and Jessica Barnard, 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 this 20th day of December, 2010.

My Commission Expires:

August 3, 2013 — Notary Public

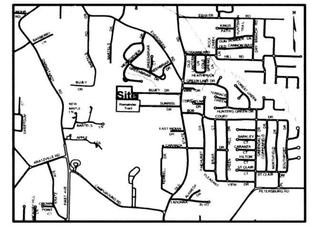
Notary Resides in Warrick County, Indiana

Thomas K. Lueck (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec. 29, 2010 (DATE)
BILL FLUTY AUDITOR
6935 (AUDITORS NUMBER)

**RECEIVED FOR RECORD**
DATE 12.29.10 2:53 PM
PLAT BOOK "S"
PAGE 184
INSTR# 2010R00032411
Z TULEY RECORDER
VANDERBURGH COUNTY




**Location Map**

### Boundary Description

Part of the East half of the Northeast Quarter of Section 31, Township 5 South, Range 10 West in Center Township, Vanderburgh County, Indiana and being more particularly described as follows:

Commencing at the southwest corner of the east half of the northeast quarter of Section 31-5-10; thence North 00 degrees 00 minutes 32 seconds West (North, record) along the west line thereof, 337.58 feet to the point of beginning; thence continuing, North 00 degrees 00 minutes 32 seconds West (North, record) along the west line thereof, 377.22 feet to the north line of a 29 acre tract of land conveyed to Henry Keil and Mary Keil per deed recorded in Deed Record 375, Page 102 in the office of the Recorder of Vanderburgh County; thence North 89 degrees 59 minutes 00 seconds East (East, record) along the north line thereof, 419.80 feet; thence South 00 degrees 01 minutes 00 seconds East at right angle to said north line 180.00 feet to the centerline of Bujey Drive; thence North 89 degrees 59 minutes 00 seconds East along the centerline thereof 160.00 feet; thence South 00 degrees 01 minutes 00 seconds East 197.22 feet; thence South 89 degrees 59 minutes 00 seconds West 579.85 feet to the point of beginning, containing 189,922 Square Feet (4.36 acres).

Subject to easements, rights-of-way, building and use restrictions of record.

### Surveyor's Certificate

I, Bret Alan Sermersheim, do 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 monuments shown exist at locations.

Witness my hand and seal this 20th day of December, 2010.

Bret Alan Sermersheim
Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

### 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 9, 2010 (Subdivision Review Committee).

President

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: Dec. 29, 2010

APC # 22-MS-2010

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

**S-184**

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: Bret Sermersheim

Minor Subdivision

| | |
|---|---|
| Designed By: | Job Number: 8026.1.001A |
| Drawn By: BAS | Date: 12/17/2010 |
| Filename: 8026minor-secondary.dwg | |

Morley and Associates Inc.
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