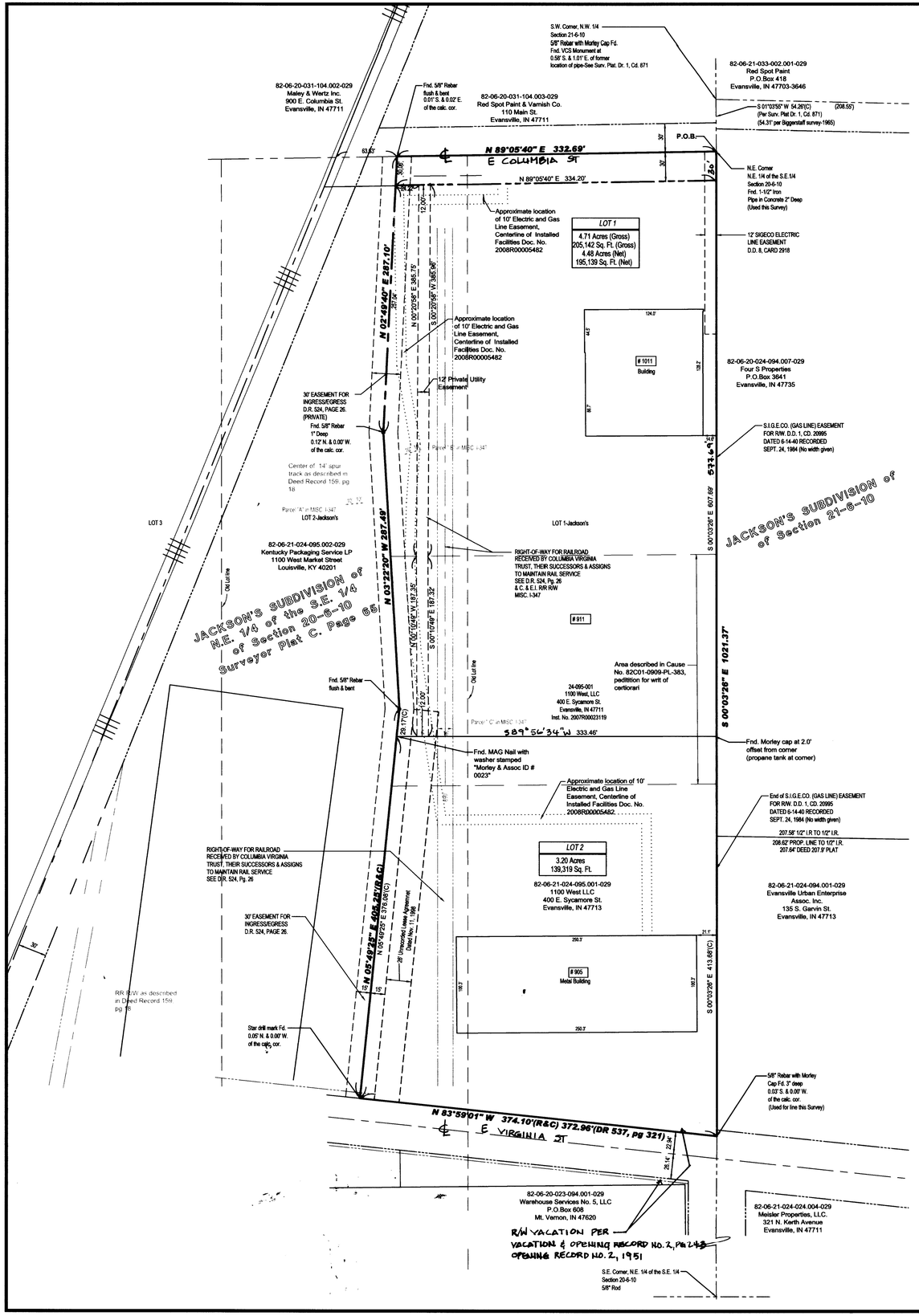
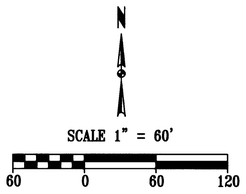
Little Columbia
Minor Subdivision





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. 180257 0004 B of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated October 15, 1981.

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, Sanitary sewer, Gas, Electric, Cable TV, are existing on site.

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: East line of subject tract per previous surveys of subject tract.

Reference Survey: Inst.#2010R00024415-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.

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 Little Columbia Minor Subdivision. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked *Private Utility Easement*, are hereby dedicated for the benefit of Lot 1 and the adjoining land owner to the south for the continued use of existing sewer utility facilities that service said parcels.

Owner of Lot 1:
Columbia Street Partners ,LLC
11801 Browning Road
Evansville, IN 47725

By: Charles D Storm 12/20/10
Charles D. Storm, Manager
11801 Browning Road
Evansville, IN 47725

Owner of Lot 2:
1100 West, LLC
400 E. Sycamore St.
Evansville, IN 47708

By: 12/20/2010
John F. Rogers II, Member
400 E. Sycamore St.
Evansville, IN 47708

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, Charles D. Storms as Manager of Columbia Street Partners, LLC, 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:
MAY 27, 2018 Gerald M. Withrow
Notary Public

Notary Resides in
VANDERBURGH GERALD M. WITHROW
County, Indiana (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

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 and subdivider, John F. Rogers II as Member of 1100 West LLC 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

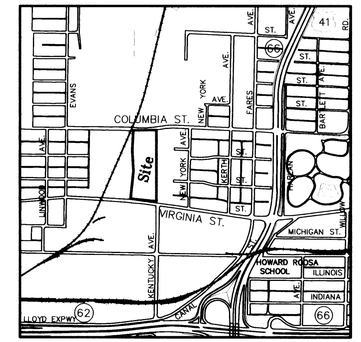
My Commission Expires:
AUGUST 3, 2012 Amy K. Lee
Notary Public

Notary Resides in
WARRICK DANIGHT K. LEE
County, Indiana (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
06-21-2011 (DATE)
JOE GRIBS AUDITOR
2996 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 06-21-11 9:18 AM
PLAT BOOK "S"
PAGE 194
INSTR# 2011R00013749
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

CROSS REFERENCE: Special Warranty Deed 2011R00013748

Boundary Description

Part of Lots 1 and 2 in Jackson's Subdivision of the Northeast Quarter of the Southeast Quarter of Section 20, Township 6 South, Range 10 West, per Surveyor's Plat Book C, Page 65 all lying in Pigeon Township,Vanderburgh County, Indiana, and being more particularly described by metes and bounds as follows:

Beginning at a 1-1/2" inch diameter iron pipe marking the Northeast corner of the Northeast quarter of the Southeast quarter of Section 20-6-10; thence along the east line thereof, South 00 degrees 03 minutes 26 seconds East 1021.37 feet to the north line of Virginia Street; thence along said north line, North 83 degrees 59 minutes 01 seconds West 374.10 to the point of intersection with the centerline of a 30 foot wide easement for ingress and egress as recorded in Deed Record 524, Page 26 in the office of the Recorder of Vanderburgh County, Indiana; thence along said centerline,North 05 degrees 49 minutes 25 seconds East 405.25 feet; thence continuing along said centerline, North 03 degree 22 minutes 20 seconds West 287.49 feet; thence continuing along said centerline, North 02 degree 49 minutes 40 seconds East 287.10 feet to the north line of said Northeast quarter of the Southeast quarter of section 20; thence along said north line, North 89 degrees 05 minutes 40 seconds East 332.69 feet to the point of beginning, containing 7.91 acres (344,461 sq. ft.).

Subject to all other agreements, easements, covenants, restrictions and rights-of-way 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 16th 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

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: 06-21-2011

S-194
APC# 21-MS-2010

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

Affirmation Statement

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
Bret Sermersheim

Secondary Plat

Designed By:	Job Number: 8029.4.001A
Drawn By: BAS	Date: 11/17/2010
Filename: 8029minor-2lot.dwg	

Morley and Associates Inc.
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