Azalea Ridge

SCALE 1" = 50'

50 25 0 50 100

LEGEND

———	Fence
- - - -	Property Boundary Line
———	Easement Line
———	Right-of-way Line
POB	Point Of Beginning
(R)	Record Dimension
(M)	Measured Dimension
(C)	Calculated Dimension

S.W. Corner
S.W. 1/4, S.W. 1/4
Sec. 16-T5S-R10W
Fnd. RR Spike-2" deep-
(Used this survey)

N.W. Corner
S.W. 1/4, S.W. 1/4
Sec. 16-T5S-R10W
Fnd. Stone-5" Exposed
(Used this survey)

S 89°57'00" W 658.24'

Fnd. 1/2" rebar-5" exposed
0.06' S. & 0.28' W. of
Graham Place

Fnd. Easley Cap-1" Exposed
on line

N 00°05'13" W 771.75'(C) 772.03'(R)

Fnd. Easley Cap-flush
0.03' S. & 0.11' W. of
the Calc. Corner

Lot 1

Existing Pond

Lot 2

Graham Place
MS, Page 189

S 89°59'19" W 1073.86"

S 89°59'19" W 418.10'(C)

Lot 2
534,331 Sq. Ft.
12.27 Acres

Barn
To be razed

N 89°57'00" E 1316.46' (M)

N 89°57'00" E 658.22'(R&C)
(Basis of Bearings)

Lot 1

35' R/W

Centerline of existing
easement to access site.
(Existing asphalt drive)

Lot 7

Cypress Creek
Plat Book O, Page 176

S 89°59'19" W 1310.96'(M)

Set Mag nail w/washer
stamped "Morley & Assoc.
ID#0023"

Fnd. 1/2" rebar-1" exposed
0.09' S. & 0.18' E. of the
calc. corner

605.10'

N 00°08'39" E 551.41'(R&C)

526.41'

25.00'

Set 5/8" steel rebar w/plastic
cap stamped "Morley &
Assoc. ID#0023" (Typical)

25' R/W

Lot 1
97,352 Sq. Ft.
2.23 Acres

N 89°59'19" E 177.00'

N 89°59'19" E 187.00'

Lot 8

Hillsdale Road

S 89°59'19" W 237.00'(R&C)

S 89°59'19" E 412.14' (M)

Ex. House
To remain

8.7'

Outlot A

N 00°08'39" E 100.00'

N 30°07'48" E
20.01'

N 00°08'39" E 409.11'

80.00'

50.00'

S 89°59'19" E 422.14' (M)

25.00'

1298.61'

N.E. Corner
S.W. 1/4, S.W. 1/4
Sec. 16-T5S-R10W
Fnd. Stone-6"x6" Stone-18" deep
(Used this survey)

20' P.U.E.

12' P.U.E.

S 00°08'39" W 1323.61'(M) 1324'(R)

12' P.U.E.

Outlot A

P.O.B.

S.E. Corner
S.W. 1/4, S.W. 1/4
Sec. 16-T5S-R10W
Fnd. 1" pipe-3" deep-
(Used this survey)

Lot 16

Lot 17

10' U/E

20' P.U.E.

Lot 18

Lot 19

Lot 29

Lot 7

25' R/W 25' R/W

Plantation Estates
Plat Book N, Page 64

Amended Plat of Tall Timbers
Plat Book M, Page 179

Amended Plat of Stonebriar Estates
Plat Book O, Page 134

GENERAL NOTES

Flood Plain Data: Per F.I.R.M. for Vanderburgh County, Indiana, Panel Number 180256 0108 D, dated March 17, 2011, no portion of this subdivision lies within the limits of the 100 year Flood Zone A.

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.

Natural Drainage Courses/Lakes: The owners of the individual lots are responsible for lake maintenance and prevention of obstructions to creeks and other natural surface water courses.

Utilities: Sewer and water are existing on site and are supplied by Evansville water & Sewer Utility.

Reference Survey: Doc.#2008R00023961.

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: North line of property being the north line, S.W. 1/4, S.W. 1/4, Sec. 16-T5S-R10W based on record deed.

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 Azalea Ridge. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use.

By: Jina Lancaster
Jina Lancaster
2205 Duffers Lane
Evansville, IN 47725

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, Jina Lancaster, 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 8th day of July, 2011.

My Commission Expires:

August 3, 2018

Notary Public

Notary Resides in

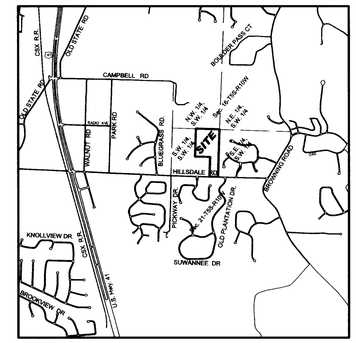
Vanderburgh
County, Indiana

Darilyn K. Leek
(Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug 22 2011
(DATE)
JOE GRIES AUDITOR
4020
(AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.22.11 2:16 PM
PLAT BOOK T
PAGE 2
INSTR# 2011R00018461
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
Scale: 1"=2000'

Boundary Description

Part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana being more particularly described as follows:

Beginning at the Southeast corner of said quarter quarter section; thence along the south line of said quarter quarter section, South 89 degrees 59 minutes 19 seconds West 237.00 feet; thence parallel with the east line of said quarter quarter section, North 00 degrees 08 minutes 39 seconds East 551.41 feet; thence parallel with the south line of said quarter quarter section, South 89 degrees 59 minutes 19 seconds West 418.10 feet; thence North 00 degrees 05 minutes 13 seconds West 771.75 feet to a point on the north line of said quarter quarter section; thence along said north line, North 89 degrees 57 minutes 00 seconds East 658.22 feet to the Northeast corner of said quarter quarter section; thence along the east line of said quarter quarter section, South 00 degrees 08 minutes 39 seconds West 1323.61 feet to the Point of Beginning containing 637,608 square feet (14.64 acres).

Subject to all easements and rights of ways of record.

T-2
Apc# 27-MS-2008

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 There has been no change from the matters of the survey recorded in Doc.#2008R00023961.

Witness my hand and seal this 7th day of July, 2011.

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, September 9, 2008 (at Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: 08-22-2011

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 A. Sermersheim

Secondary Plat

Designed By: BAS	Job Number: 7435.1.001A
Drawn By: BAS	Date: 7-07-11
Filename: 7435minor-secondary.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

Evansville, In (812) 464-9585
Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990