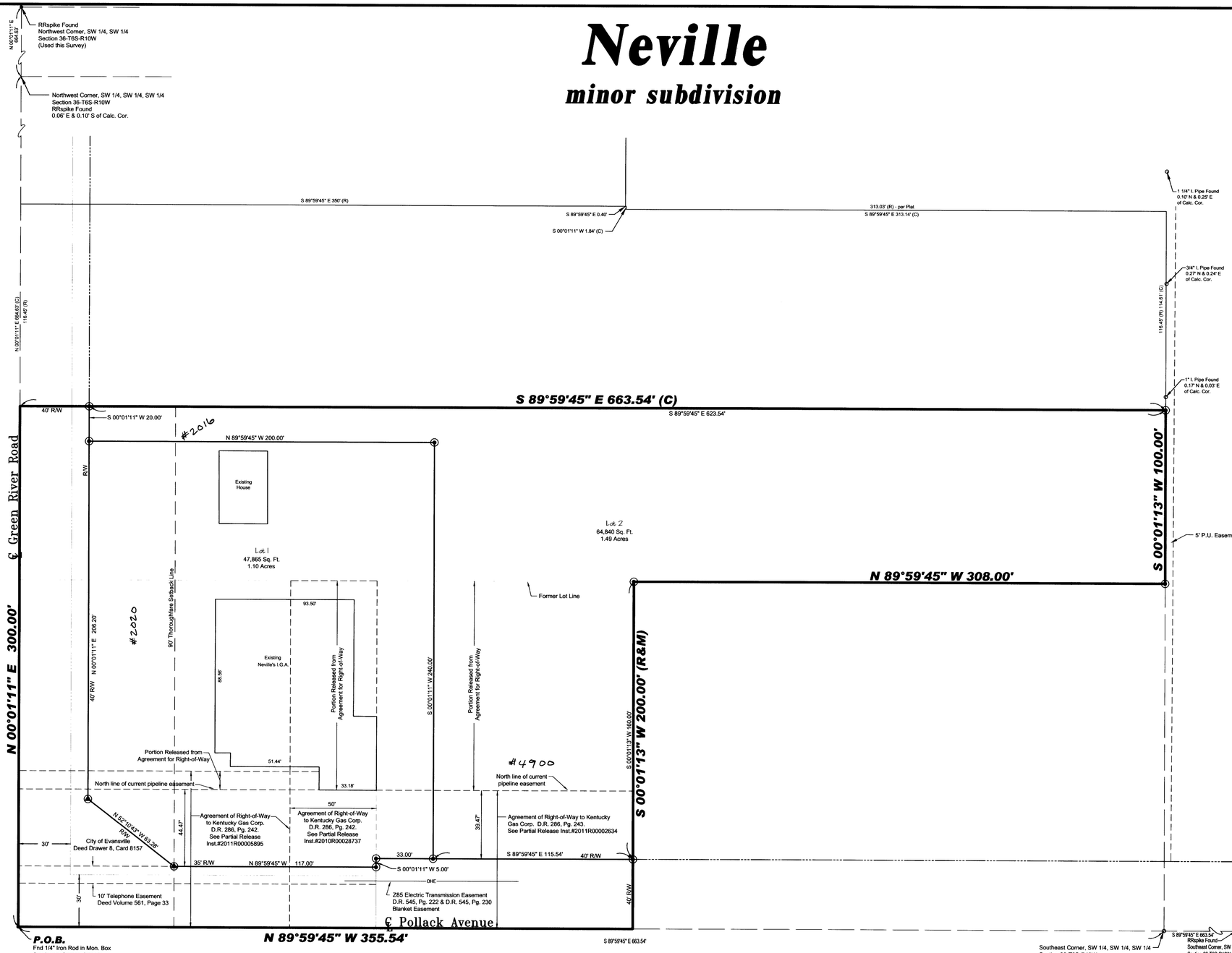
Neville

minor subdivision



Legend

	Building Setback Line
	Center Line
	Easement Line
	Property Boundary Line
	Right-of-way Line
OHE	Overhead Electric Line
	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
	Mag Nail with Washer (Set)
POB	Point Of Beginning
(C)	Calculated Dimension
(R)	Record Dimension
(M)	Measured Dimension
N	North
S	South
E	East
W	West
P.U.	Public Utility
R/W	Right-of-Way
D.R.	Deed Record
Pg.	Page
Inst.	Instrument
RR	Railroad
T6S	Township 6 South
R10W	Range 10 West

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug. 22. 2011
(DATE)

JOE GRIES AUDITOR

4021
(AUDITORS NUMBER)

RECEIVED FOR RECORD

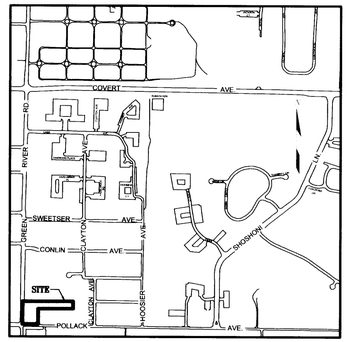
DATE 08.22.11 2:16 P/M

PLAT BOOK T

PAGE 3

INSTR# 2011R0018462

Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

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. 205 of 275 Map Number 18163C0205D of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011. Protected by Provisionally Accredited Levee.

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 and sanitary sewer is supplied by the Evansville Water and Sewer Utility. 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: Survey recorded in Inst. #2010R00031472

Reference Survey: Inst.#2010R00031472-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.

Boundary Description

Part of the Southwest Quarter of the Southwest Quarter of Section 36, Township 6 South, Range 10 West in the City of Evansville, Knight Township, Vanderburgh County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said quarter quarter section; thence along the west line thereof, North 00 degrees 01 minutes 11 seconds East 300.00 feet; thence South 89 degrees 59 minutes 45 seconds East 663.54 feet; thence South 00 degrees 01 minutes 13 seconds West 100.00 feet; thence North 89 degrees 59 minutes 45 seconds West 308.00 feet; thence South 00 degrees 01 minutes 13 seconds West 200.00 feet to a point on the south line of said quarter quarter section; thence along said south line, North 89 degrees 59 minutes 45 seconds West 355.53 feet to the Point of Beginning containing 137,461 square feet (3.16 acres).

Excepting that portion conveyed to the Civil City of Evansville recorded in Deed Drawer 6, Card 8157 for additional right of way for Green River Road and Pollack Avenue.

Subject to the right-of-way for Pollack Avenue & Green River Road.

Subject to an Agreement for right of Way described in Deed Vol. 286, Pages 242 & 243

Subject to all easements and rights-of-ways of record.

Surveyor's Certificate

I, Danny K. Leek, 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 5th day of August, 2011.

Danny K. Leek, P.L.S.
Indiana Registration No. S0480
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

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 **Neville** minor subdivision. All additional rights-of-ways shown and not previously dedicated are hereby dedicated to public use.

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.

Paul K. Neville & Melba Elvira Neville
P.O. Box 5589
Evansville, IN 47716

By: Paul K. Neville — Melba Elvira Neville
Melba Elvira Neville

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 Owners and Subdividers, Paul K. Neville and Melba Elvira Neville, 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 11th day of August, 2011.

My Commission Expires:

August 5, 2018 — Brat A. Sermersheim
Notary Public

Notary Resides in

Vanderburgh — Brat A. Sermersheim
County, Indiana — (Typed or Printed Name)

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, January 11, 2011 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

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

T-3
Apc# 2-MS-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:

Secondary Plat

Designed By: D.K.L.	Job Number: 1802
Drawn By: J.E.V.	Date: 8/4/2011
Filename: 2 lot Minor-10' SOUTH.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