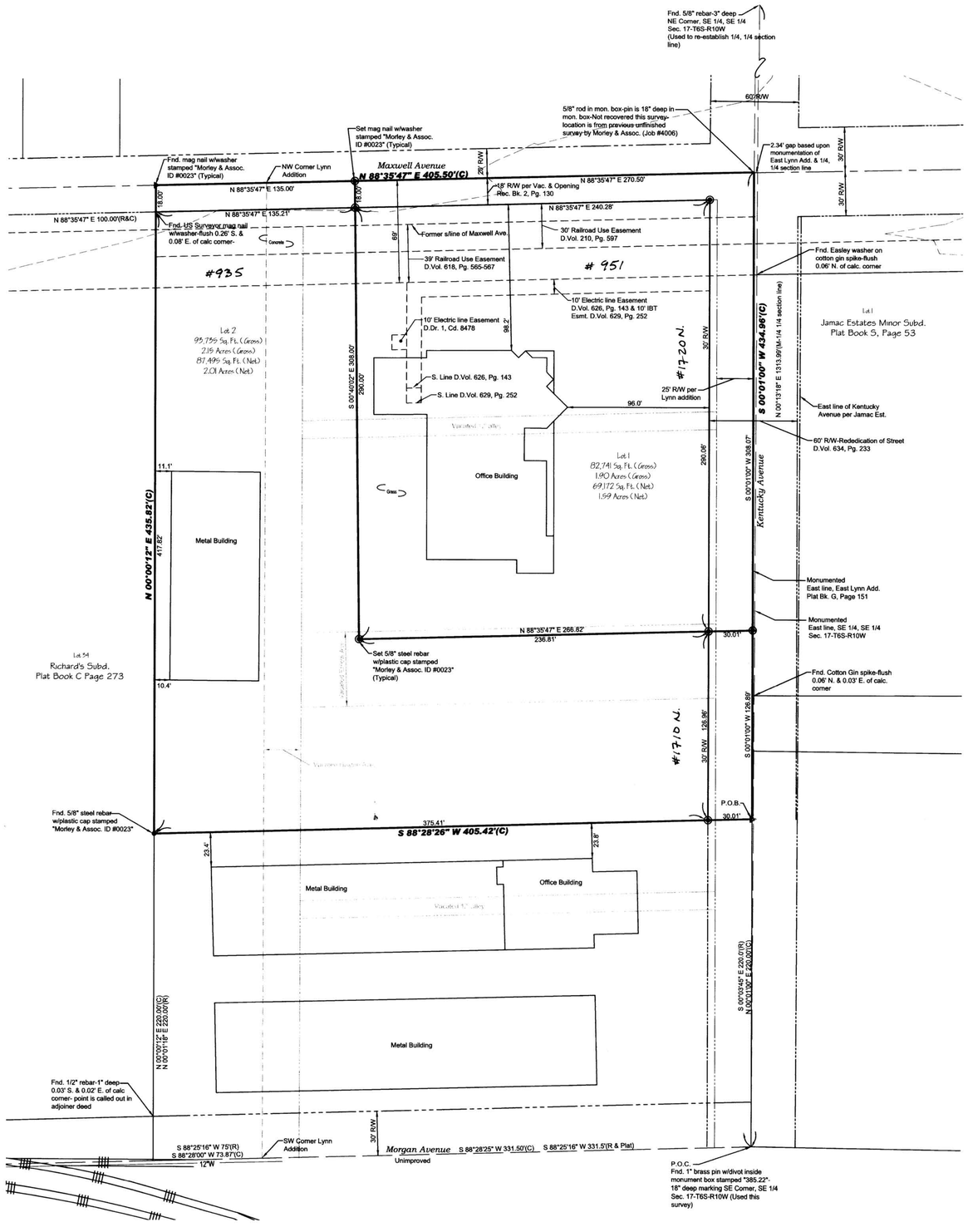
Timber Town

Minor Subdivision

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 25, 2011 (DATE)
JOE GRIES AUDITOR
4076 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08-25-11 4:06 PM.
PLAT BOOK T
PAGE 5
INSTR# 2011R00018706
Z TULEY RECORDER
VANDERBURGH COUNTY



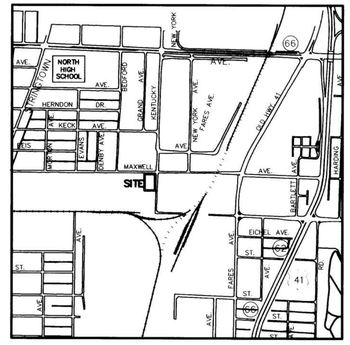
Legend

Net	Area of lot without right of way
Gross	Area of lot including right of way
POB	Point Of Beginning
POC	Point Of Commencement
(C)	Calculated Dimension
(M)	Measured Dimension
(R)	Record Dimension
	Center Line
	Easement Line
	Property Boundary Line
	Right-of-way Line
	Railroad Track
	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)
	Mag Nail with Washer (Set)
	Stone (Found)
	Mag Nail with Washer (Fnd)
	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Fnd)

N

SCALE 1" = 40'

40 0 40 80



Location Map

CROSS REFERENCE: 2011R00018705 CROSS EASEMENT AGREEMENT

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 0181 D of the Flood Insurance Rate Maps for Evansville, Vanderburgh County, Indiana, dated March 17, 2011.

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 are on site and are supplied by Evansville Water & Sewer Utility.

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.

Reference Survey: Inst.#2011R00008511-There have been no change of matters from said survey that would affect the property.

Cross Easement Agreement: A Cross Easement Agreement between Lot 2 and the south adjoiner to Lot 2 is recorded in Inst. #2011R_____

Boundary Description

Part of the East Seventy-five (75) feet of Lot Thirty-four (34) in Richard's Subdivision of Lots Ten (10), Thirteen (13), Fourteen (14), Seventeen (17), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22) and Thirty (30) of Maxwell's Plat of the South Half of Section Seventeen (17) and the Southeast Quarter of the Southeast Quarter of Section Eighteen (18), Township Six (6) South, Range Ten (10) West, in Vanderburgh County, Indiana, as per plat thereof, recorded in Plat Book "C", Page 273 in the office of the Recorder of Vanderburgh County, Indiana.

ALSO, Lots One (1) to Twenty (20) and part of Lots Twenty-one (21) to Thirty (30) inclusive in East Lynn, an Addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, Page 151 in the office of the Recorder of Vanderburgh County, Indiana.

ALSO, part of vacated Huston Avenue and all of vacated Enlow Avenue, and all that part of the vacated alley lying south of said Lots 1-10 and north of said Lots 11-20 in said Lynn Addition vacated by Declaratory Resolution 5-1928 in vacation and Opening Record 2 at pages 128 and 129 thereof, ALSO, Morgan Avenue and Maxwell Avenue as dedicated in the plat of said East Lynn, said Morgan Avenue and Maxwell Avenue being not vacated, therefore, subject to public use.

All of the above described real estate is more particularly described as follows:
Commencing at the Southeast corner of the Southeast Quarter of Section Seventeen (17), Township Six (6) South, Range Ten (10) West in Pigeon Township, Vanderburgh County, Indiana (said point being also the Southeast corner of said East Lynn Subdivision); thence along the east line of said East Lynn, North 00 degrees 01 minute 00 seconds East 220.00 feet to the point of beginning; thence South 88 degrees 28 minutes and 26 seconds West 405.42 feet to a point on the east line Indian Industries Inc. as recorded in Deed Drawer 3, Card 176 in said office of the Recorder; thence along said east line, North 00 degrees, 00 minutes 12 seconds East through said Lot 34, 435.82 feet to a point on the North line thereof in the center of Maxwell Avenue; thence along the North line of said Lot 34 and the north line of East Lynn, being the center of Maxwell Avenue, North 88 degrees, 35 minutes and 47 seconds East 405.50 feet to a 5/8" rod inside a monument box marking the northeast corner of said East Lynn; thence along the east line of said East Lynn, thence South 00 degrees 01 minutes and 00 seconds West 434.96 feet to the point of beginning containing 176.476 square feet (4.05 Acres)

Subject to all easements and rights of ways of record.

I-5

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 Timber Town 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.

Owners:
Timber Town Enterprises LLC
227 East Lee St.
Louisville, KY 40208

By: Sharon J. Freeman 6/6/11
Date

Sharon J. Freeman - President
Printed Name Title

Notary Certificate

STATE OF Kentucky, COUNTY OF Jefferson) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owner and subdivider, Sharon J. Freeman as President of Timber Town Enterprises 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 6 day of July, 20 11.

My Commission Expires:

8-23-2014 Paul Eric DeZarn
Notary Public

Notary Resides in
Jefferson Co. Ky.
County,

Paul Eric DeZarn
(Typed or Printed Name)

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 18th 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, March 6, 2012 (Subdivision Review Committee).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: August 25, 2011

OFFICIAL SEAL

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:	Job Number: 8091.4.001A
Drawn By: BAS	Date: 6-29-2011
Filename: 8091minor.dwg	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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Henderson, Ky (270) 830-0300
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