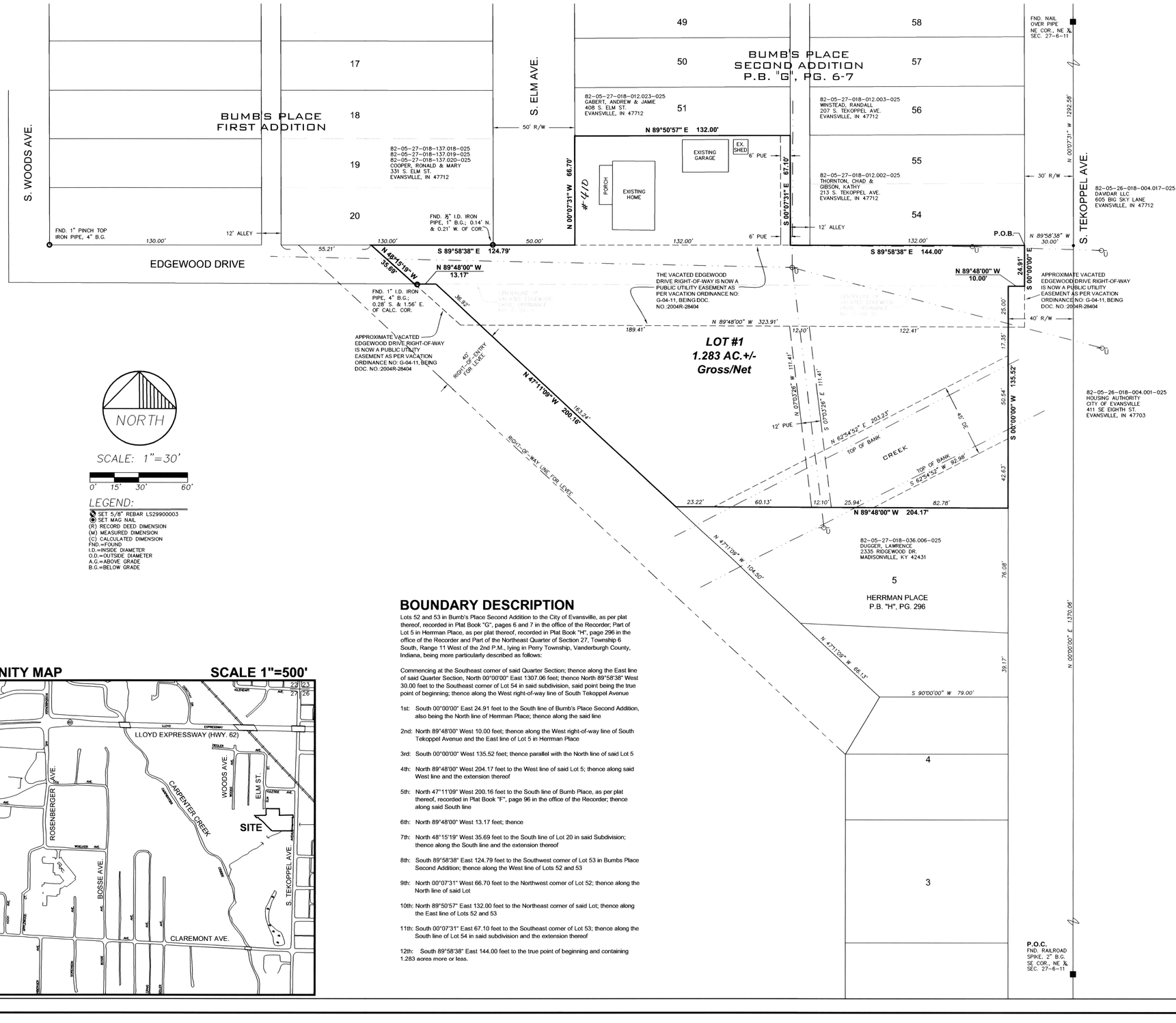
ARMITAGE PLACE



NORTH

SCALE: 1"=30'

0' 15' 30' 60'

LEGEND:

- SET 5/8" REBAR LS29900003
- SET MAG NAIL
- (R) RECORD DEED DIMENSION
- (M) MEASURED DIMENSION
- (C) CALCULATED DIMENSION
- FND.=FOUND
- I.D.=INSIDE DIAMETER
- O.D.=OUTSIDE DIAMETER
- A.G.=ABOVE GRADE
- B.G.=BELOW GRADE

BOUNDARY DESCRIPTION

Lots 52 and 53 in Bumb's Place Second Addition to the City of Evansville, as per plat thereof, recorded in Plat Book "G", pages 6 and 7 in the office of the Recorder; Part of Lot 5 in Herrman Place, as per plat thereof, recorded in Plat Book "H", page 296 in the office of the Recorder and Part of the Northeast Quarter of Section 27, Township 6 South, Range 11 West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of said Quarter Section; thence along the East line of said Quarter Section, North 00°00'00" East 1307.06 feet; thence North 89°58'38" West 30.00 feet to the Southeast corner of Lot 54 in said subdivision, said point being the true point of beginning; thence along the West right-of-way line of South Tekoppel Avenue

1st: South 00°00'00" East 24.91 feet to the South line of Bumb's Place Second Addition, also being the North line of Herrman Place; thence along the said line

2nd: North 89°48'00" West 10.00 feet; thence along the West right-of-way line of South Tekoppel Avenue and the East line of Lot 5 in Herrman Place

3rd: South 00°00'00" West 135.52 feet; thence parallel with the North line of said Lot 5

4th: North 89°48'00" West 204.17 feet to the West line of said Lot 5; thence along said West line and the extension thereof

5th: North 47°11'09" West 200.16 feet to the South line of Bumb Place, as per plat thereof, recorded in Plat Book "F", page 96 in the office of the Recorder; thence along said South line

6th: North 89°48'00" West 13.17 feet; thence

7th: North 48°15'19" West 35.69 feet to the South line of Lot 20 in said Subdivision; thence along the South line and the extension thereof

8th: South 89°58'38" East 124.79 feet to the Southwest corner of Lot 53 in Bumbs Place Second Addition; thence along the West line of Lots 52 and 53

9th: North 00°07'31" West 66.70 feet to the Northwest corner of Lot 52; thence along the North line of said Lot

10th: North 89°50'57" East 132.00 feet to the Northeast corner of said Lot; thence along the East line of Lots 52 and 53

11th: South 00°07'31" East 67.10 feet to the Southeast corner of Lot 53; thence along the South line of Lot 54 in said subdivision and the extension thereof

12th: South 89°58'38" East 144.00 feet to the true point of beginning and containing 1.283 acres more or less.

VICINITY MAP

SCALE 1"=500'

General Notes

1. UTILITIES: Water and Sanitary Sewers are available by the Evansville City Water & Sewer Department.

2. FLOOD PLAIN DATA: No portion of this property lies within the Special Flood Hazard Area Zone "A" as plotted by scale on the Flood Insurance Rate Map (FIRM) 18163 C 0176 D, Community Panel 180257 dated March 17, 2011.

3. TEMPORARY EROSION CONTROL (during construction): Slopes 0% to 6% shall be mulched and seeded, i.e. rye, red top, or wheat, within 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 5 days of disturbance of soil which must remain in place until final grading and seeding. Developer is responsible for submitting an erosion control plan with the necessary state and local agencies if more than one acre of ground is to be disturbed during construction.

4. SITE CONDITIONS: No obstructions shall be placed within the natural watercourse on this site.

Certificates

SURVEYOR'S CERTIFICATE

I, Donald E. Gries, 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 on and that all monuments shown to exist at all locations as noted.

AFFIRMATION STATEMENT

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

Witness my hand and seal this 27th day of Feb., 2012.

Donald E. Gries
Indiana Registration No. LS 29900003

DONALD E. GRIES REGISTERED No.LS29900003 STATE OF INDIANA LAND SURVEYOR

OWNER'S CERTIFICATE

I, the undersigned owner of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as **Armitage Place**.

Easement Dedications

Strips or areas of land, of the dimensions shown on this plat and marked **PUE** (Public Utility Easement), are hereby dedicated for the installation, maintenance, operation, enlargement, and repair of utility facilities, whether above ground or below ground, with the right to trim or remove, at the discretion of the public utility, trees, overhanging branches, bushes, underbrush and obstructions. No structures other than such utility facilities shall be located within said areas of land and any fence located within said areas of land is subject to removal by a public utility, without liability, in the use of said easements by said utility.

Strips or areas of land, of the dimensions shown on this plat and marked **DE** (Drainage Easement), are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to a drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall not place landscaping, earth berms, fences, or other obstructions that impede or reduce the flow of water.

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.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

David L. Armitage
410 South Elm Street
Evansville, IN 47712

Pamela M. Armitage
410 South Elm Street
Evansville, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA)
) ss:
COUNTY OF VANDERBURGH)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above signed owners of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Witness my hand and seal this 27th day of February, 2012.

My commission expires 11/22/2014

Patricia E. Keith
Notary Resides in Vanderburgh County, Indiana

SEAL

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 9th, 2011 (at Subdivision review).

President

Attest Executive Director

PLAT RELEASE

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

Executive Director

March 2, 2012
Plat Release Date

OFFICIAL SEAL

T-26
Apdt 30-MS-2011

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 2, 2012 (DATE)
JOE GRIES AUDITOR
1027 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 03.02.12 1:48P
PLAT BOOK T
PAGE 26
INSTR# 2012R00005440
Z TULEY RECORDER
VANDERBURGH COUNTY

ANDY EASLEY ENGINEERING
LAND SURVEYING
CIVIL ENGINEERING
1133 WEST MILL ROAD
EVANSVILLE, INDIANA 47710
(812) 424-2481

MINOR SUBDIVISION
410 SOUTH ELM STREET
Client: David & Pamela Armitage
VANDERBURGH COUNTY, INDIANA

DRAWN BY: J.R.F.
CHECKED D.E.G.
SCALE: 1"=30'
DATE: 10/10/11
PROJECT NO.: S-9314
REVISIONS

SHEET NO.: 1 OF 1

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