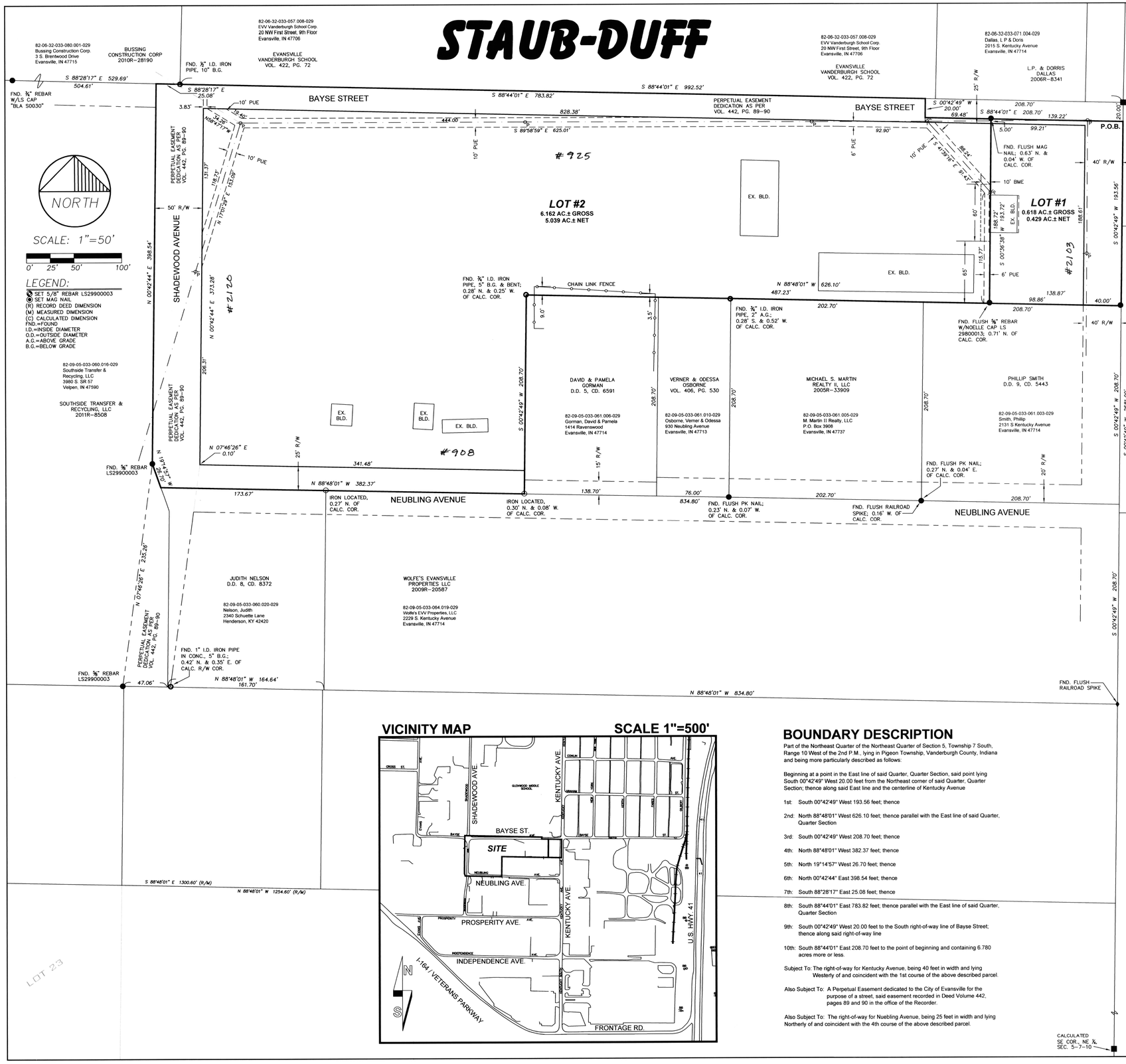
STAUB-DUFF



VICINITY MAP

SCALE 1"=500'

BOUNDARY DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 7 South, Range 10 West of the 2nd P.M., lying in Pigeon Township, Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a point in the East line of said Quarter, Quarter Section, said point lying South 00°42'49" West 20.00 feet from the Northeast corner of said Quarter, Quarter Section; thence along said East line and the centerline of Kentucky Avenue

1st: South 00°42'49" West 193.56 feet; thence

2nd: North 88°48'01" West 626.10 feet; thence parallel with the East line of said Quarter, Quarter Section

3rd: South 00°42'49" West 208.70 feet; thence

4th: North 88°48'01" West 382.37 feet; thence

5th: North 19°14'57" West 26.70 feet; thence

6th: North 00°42'44" East 398.54 feet; thence

7th: South 88°28'17" East 25.08 feet; thence

8th: South 88°44'01" East 783.82 feet; thence parallel with the East line of said Quarter, Quarter Section

9th: South 00°42'49" West 20.00 feet to the South right-of-way line of Bayse Street; thence along said right-of-way line

10th: South 88°44'01" East 208.70 feet to the point of beginning and containing 6.780 acres more or less.

Subject To: The right-of-way for Kentucky Avenue, being 40 feet in width and lying Westerly of and coincident with the 1st course of the above described parcel.

Also Subject To: A Perpetual Easement dedicated to the City of Evansville for the purpose of a street, said easement recorded in Deed Volume 442, pages 89 and 90 in the office of the Recorder.

Also Subject To: The right-of-way for Nuebling Avenue, being 25 feet in width and lying Northerly of and coincident with the 4th course of the above described parcel.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAR. 29, 2012 (DATE)
JOE GRIES AUDITOR
1488 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 03.29.12 3:06P
PLAT BOOK T
PAGE 28
INSTR# 2012R0000 7717
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

1. UTILITIES: Evansville Water and Sewer is available by the Evansville City Water and 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 0185 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 **Staub-Duff**.

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.

The strip of land, of the dimensions shown on this plat and marked **BME** (Building Maintenance Easement), is hereby dedicated for the use of maintenance and repair for the existing building being depicted on Lot 1. This easement is for the sole benefit of Lot 1 and is void once the existing structure has been razed.

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.

Gary G. Staub V.P.
Gary G. Staub; Vice President
Floyd I. Staub, Inc.
918 Bayse Street
Evansville, IN 47713
Owner Lot #2

T-28
APC # 2-MS-2012

Thomas Duff
2315 S. Green River Road
Evansville, IN 47715
Owner Lot #1

Mary Duff
2315 S. Green River Road
Evansville, IN 47715
Owner Lot #1

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 05 day of March, 2012.

My commission expires 05/24/2016

~~Patricia K. Keith~~ Irma J. Ashby
Notary Resides in Vanderburgh County, 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 10, 2012 (at Subdivision review).

President

Blaine Oliver
Attest Executive Director

PLAT RELEASE

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

Blaine Oliver
Executive Director

March 29, 2012
Plat Release Date

SEAL

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

MINOR SUBDIVISION
BAYSE ST. & KENTUCKY AVE.
Rudoplh, Fine, Porter & Johnson
Vanderburgh County, Indiana

DRAWN BY: J.P.F.
CHECKED D.E.G.
SCALE: 1"=50'
DATE: 12/07/11
PROJECT NO.: S-9354
REVISIONS

SHEET NO.: 1 OF 1

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