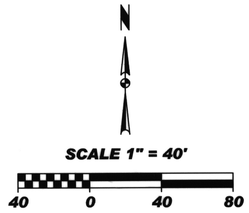
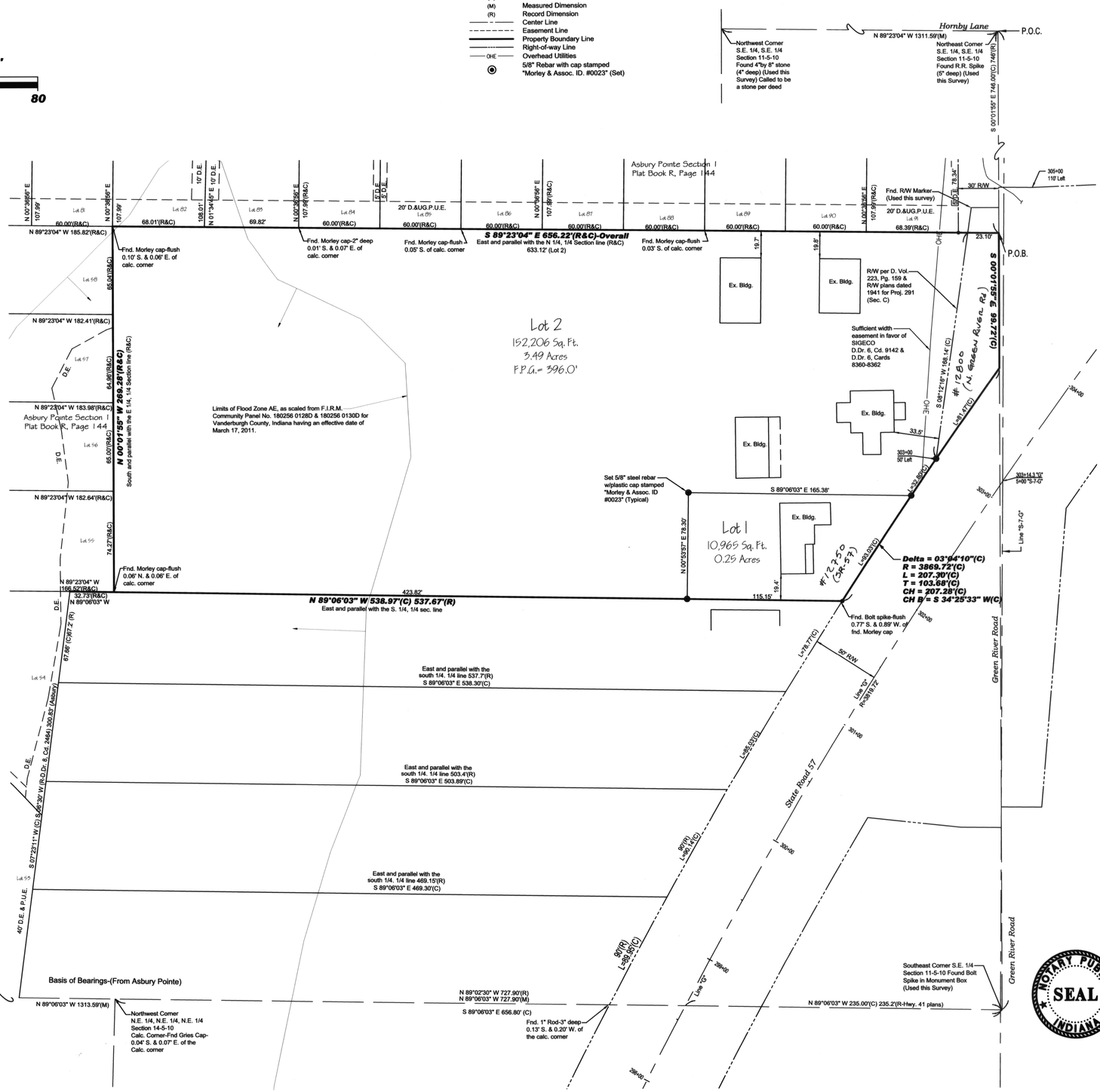
Raab Minor Subdivision



Legend

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
——OHE——	Overhead Utilities
⊙	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)



General Notes

Flood Plain Data: Part of the within described tract of land lies within that special Flood Zone AE as said tract plots on Community Panel No. 180256 0128D and 180256 0130D of the Flood Insurance Rate Maps for Vanderburgh County, Indiana, dated March 17, 2011.

Minimum First Floor Elevations-
The minimum first floor elevation of any enclosed space, including the garage,must be at or above the Flood Protection Grade (FPG), which is 2' above the 100 year flood zone. The FPG for this area as determined from the Flood Insurance Rate Map for this area is 396.0

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: Evansville Water and sanitary sewer are existing in the right of way of State Road 57.

OSDS Utility Statement: Private on-site sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with 4101AC 6-8.1.

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: Plat of Asbury Pointe.

Reference Survey: Inst.#2012R00000996. 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.

Owner's Certificate

The undersigned owner of the real estate shown and described hereon do hereby plat and parcelize said real estate as shown and designate the same as Raab Minor Subdivision.

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

Owners: Rudolph Charles Raab, Trustee, The Rudolph Charles Raab Revocable Living Trust

Rudolph C Raab

Rudolph Charles Raab
12800 North Green River Road
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, Rudolph Charles Raab, Trustee, 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 15th day of June, 2012.

My Commission Expires:

Aug. 5, 2019 — Bret A. Sermersheim, Notary Public

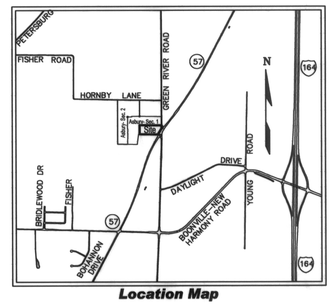
Notary Resides in Vanderburgh County, Indiana

Bret A. Sermersheim (typed or printed name)

NOTARY PUBLIC SEAL INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 9, 2012 (DATE)
JOE GRIES AUDITOR
#3467 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07-09-12 4:03p
PLAT BOOK T
PAGE 40
INSTR# 2012R0001 6936
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map
No Scale

Boundary Description

Part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 5 South, Range 10 West in Scott Township, Vanderburgh County, Indiana, more particularly described as follows:
Commencing at the Northeast corner of said Quarter Quarter Section; thence along the east line thereof, South 00 degrees 01 minutes 55 seconds East 746.00 feet to the point of beginning; thence continuing along said east line, South 00 degrees 01 minutes 55 seconds East 99.72 feet to the point of curvature of a non-tangent curve to the left, concave Southeasterly, having a central angle of 03 degrees 04 minutes 10 seconds and a radius of 3869.72 feet from which the chord bears South 34 degrees 25 minutes 33 seconds West 207.28 feet; thence along the arc of said curve 207.30 feet; thence parallel with the south line of said Quarter Quarter Section, North 89 degrees 06 minutes 03 seconds West 538.97 feet to a point on a boundary line of Asbury Pointe Section 1, as per plat thereof, recorded in Plat Book R, page 144 in the office of the Recorder of Vanderburgh County, Indiana; thence along the boundary of Asbury Point the remaining calls, North 00 degrees 01 minutes 55 seconds West 269.28 feet; thence South 89 degrees 23 minutes 04 seconds East 656.22 feet to the Point of Beginning containing 167,437 square feet (3.84 acres).

Subject to the right of way for Green River Road and State Highway 57.

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 15th day of June, 2012.

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, December 13, 2011 (Subdivision Review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: July 9, 2012

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

T-40
APC # 34-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: Bret A. Sermersheim

Secondary Plat

Designed By:	Job Number: 8360.4.001A
Drawn By: BAS	Date: 6/15/2012
Filename: 8360secondary-minor.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

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