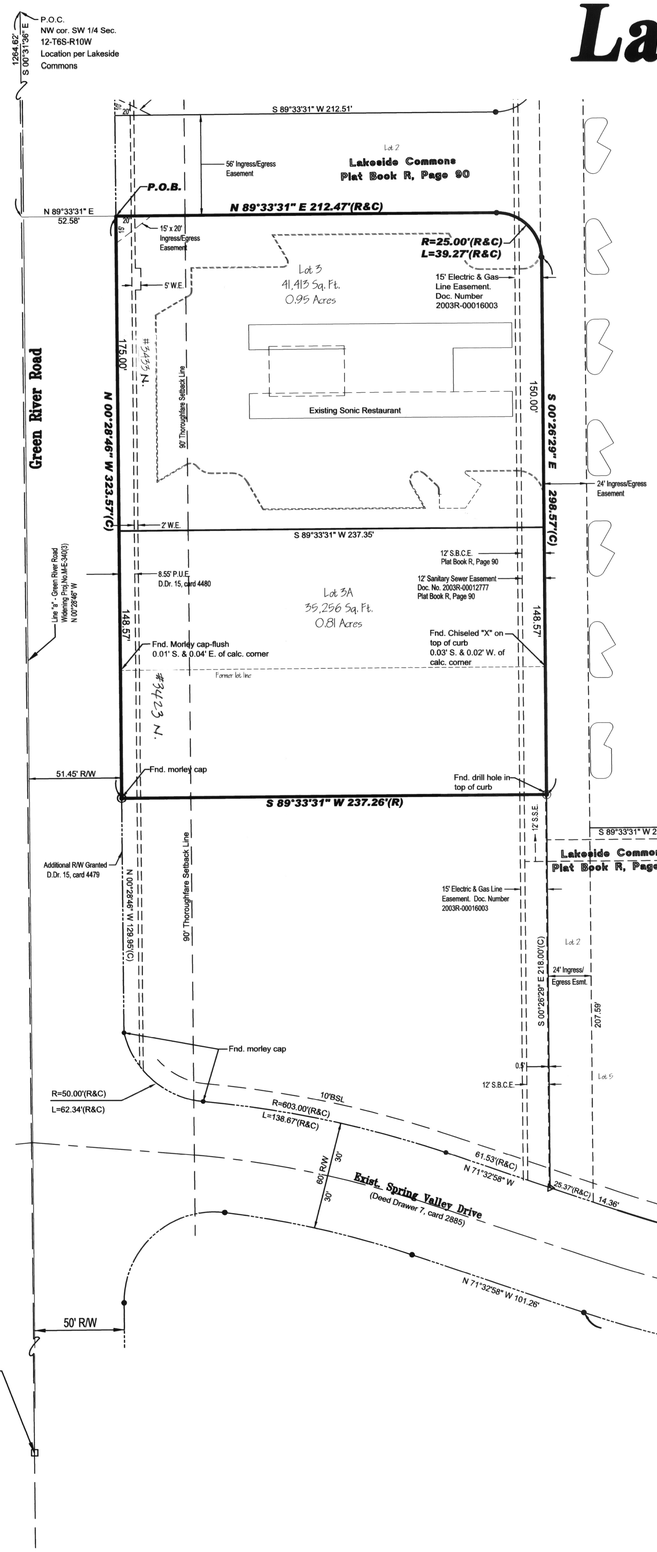
Lakeside Commons
Section 2

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
July 12, 2012 (DATE)
JOE GRIES AUDITOR
3563 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 07.12.12 1:49p
PLAT BOOK T
PAGE 42
INSTR# 2012R000172G1
Z TULEY RECORDER
VANDERBURGH COUNTY



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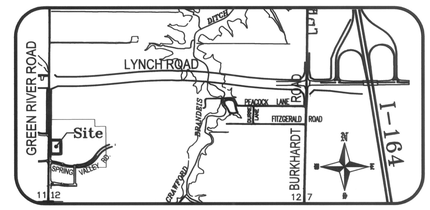
SCALE 1" = 40'

40 0 40 80



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. 180256 0140, being Map No. 18163C0140D, of the Flood Insurance Rate Maps for 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.

Access: Lots 3 & 3A shall have no direct access to Green River Road. Access to Green River Road shall be through the platted ingress/egress easement located on Lot 2.

Utilities: City of Evansville Sanitary sewer and water 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: Lakeside Commons- Plat Book R, Page 90

Reference Survey: *Inst.#2012R00008730*-There have been no change of matters from said survey that would affect the property.

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 Lakeside Commons Section 2.

Bill Spurling, as Trustee of the Bill Spurling Trust
3201 N. Green River Rd.
Evansville, IN 47715

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, Bill Spurling, as Trustee of the Bill Spurling Trust, 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 18 day of JUNE, 2012.

My Commission Expires:
9-7-16
Debra M. Faulson
Notary Public

Notary Resides in
VANDERBURGH County, Indiana
DEBRA M FAULSON (Typed or Printed Name)

NOTARY PUBLIC SEAL INDIANA

Boundary Description

Lot 3 and part of Lot 4 in Lakeside Commons, as per plat thereof, recorded in Plat Book R, Page 90 in the office of the Recorder of Vanderburgh County, Indiana, being part of the Southwest Quarter of Section 12, Township 6 South, Range 10 West in Knight Township, City of Evansville, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter section; thence along the west line thereof, South 00 degrees 31 minutes 36 seconds East 1264.62 feet to a point on the extended north line of said Lot 3; thence along said extended north line, North 89 degrees 33 minutes 31 seconds East 52.58 feet to the Northwest corner of said Lot 3, said point being the point of beginning; thence along the north line of said Lot 3, North 89 degrees 33 minutes 31 seconds East 212.47 feet to the point of curvature of a curve to the right, concave Southwesterly, having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 25.00 feet from which the chord bears South 45 degrees 26 minutes 29 seconds East 35.36 feet; thence along the arc of said curve 39.27 feet to a point on the east line of said Lot 3; thence along the east line of said Lots 3 and 4, South 00 degrees 26 minutes 29 seconds East 298.57 feet to the Northeast corner of a tract of land conveyed to The Elberfeld State Bank, recorded in Inst. #2011R00028768 in said office of the Recorder; thence along the north line of said Elberfeld State Bank tract, South 89 degrees 33 minutes 31 seconds West 237.26 feet to the Northwest corner of said Bank tract, also being on the west line of said Lot 4; thence along the west line of said Lots 4 and 3, North 00 degrees 28 minutes 46 seconds West 323.57 feet to the Point of Beginning containing 76,669 square feet (1.76 acres).

Subject to all easements and rights of ways of record.

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, June 12, 2012 (Subdivision review).

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: July 12, 2012

AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY OFFICIAL SEAL

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 19th day of June, 2012.

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

T-42
APC # 14-MS-2012

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 Sermersheim

Secondary Plat

Designed By:	Job Number:
BAS	8212.4.002A
Drawn By:	Date:
BAS	6/15/2012
Filename:	
8212replat 3 & pt of lot 4.dwg	

Morley and Associates Inc.
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