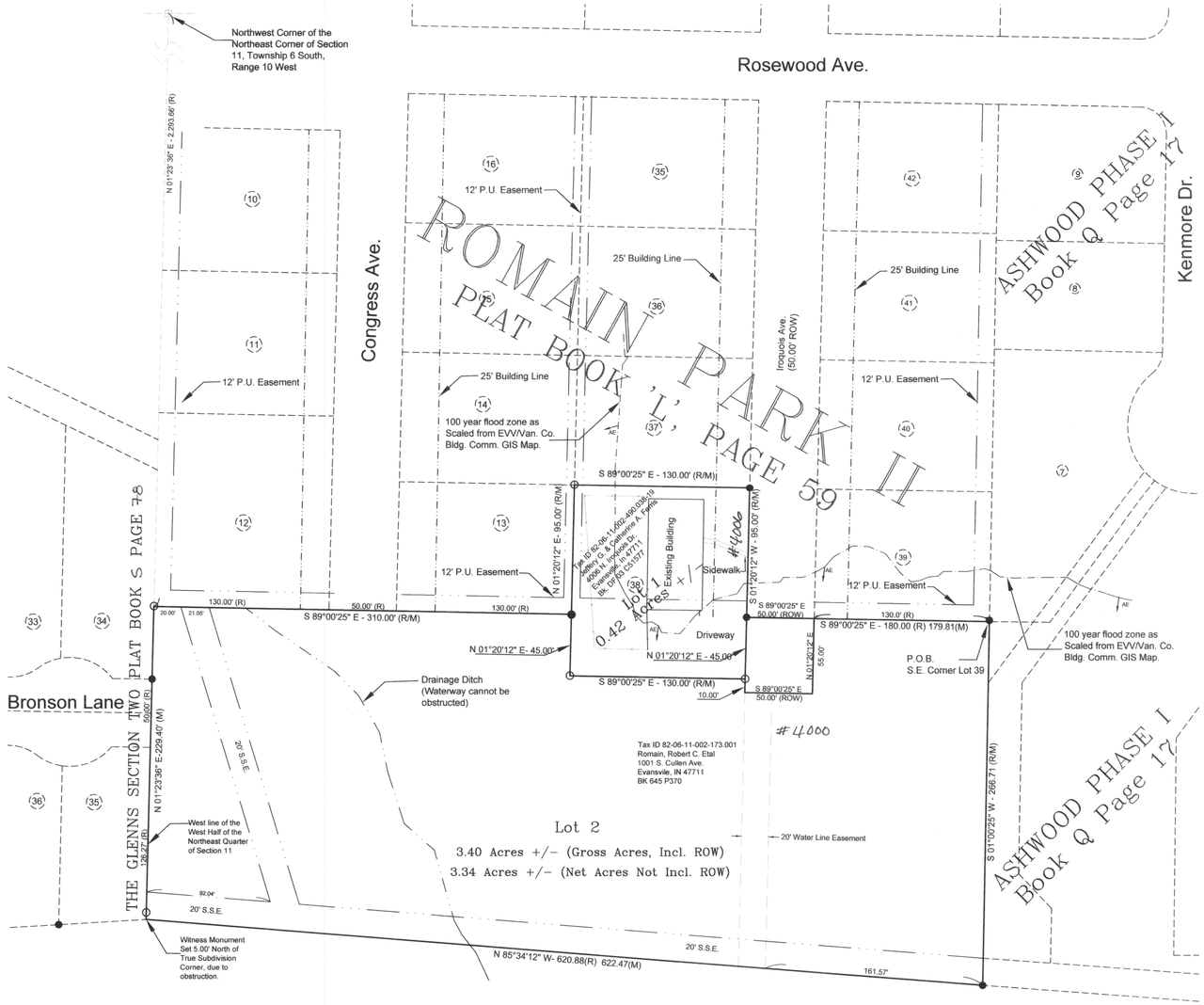
ROMAIN PARK III

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug. 29, 2012 (DATE)
JOE GRIES AUDITOR
4507 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 08.29.12 9:52A
PLAT BOOK T
PAGE 50
INSTR# 2012R000216626
Z TULEY RECORDER
VANDERBURGH COUNTY

NEIKIRK Engineering, LLC
Professional Engineering • Land Surveying
Community Development Services
306 North Market Street
Mt. Carmel, Illinois 62863
Phone: (618) 263-4100
Fax: (618) 263-4302
www.neikirkengineering.com



NOTE: Bearings based on the Indiana State Plane Coordinate System East Zone 1301, N.A.D. '83 Derived from Trimble GPS Network

0′ 50′ 100′
SCALE 1" = 50'

LEGEND

- ○ 5/8 Inch Iron Pin Set
- ● IRON PIN FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- S.S.E. SANITARY SEWER EASEMENT
- (R) Recorded Distance
- (M) Measured Distance
- AE Zone AE Base Flood Elevation determined by FIRM Map Number 18163C0140D Effective March 17, 2011

GENERAL NOTES

UTILITIES:
Evansville Water and Sewer Utilities are available at the site.
Vectren Electric is available at the site.
Vectren Gas is available at the site.
AT&T Telephone is available at the site.

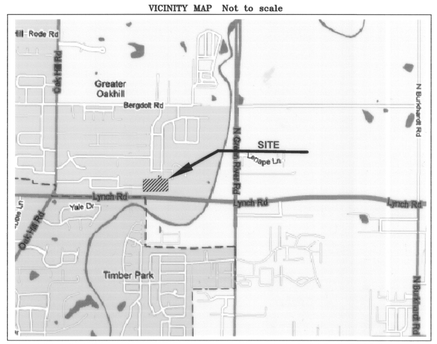
FLOOD PLAIN DATA:
The subject property is located in Special Flood Hazard Zone AE as scaled from Flood Insurance Rate Map (FIRM) Panel No. 18163C0140D, dated March 17, 2011.

BASIS OF BEARINGS
Bearings are based on the Indiana State Plane Coordinate System, West Zone - N.A.D. 83 (US Survey Feet)

MAINTENANCE STATEMENT:
The owner(s) shall remain responsible for lake maintenance and prevention of obstructions to creeks and natural surface watercourses.

ACCESS:
Lot 1 has access from Iroquois Avenue.
Lot 2 has access from Iroquois Avenue and Bronson Lane.

VICINITY MAP Not to scale



BOUNDARY DESCRIPTION

Cross Ref: WD 2012 R000 21625

A Replat of all of Lot 38 as Recorded in Plat Book L Page 59 and, Part of the West Half of the Northeast Quarter of Section Eleven (11), Township Six (6) South, Range Ten (10) West of the Second Principal Meridian, Center Township, Vanderburgh County, Indiana; and more particularly described as follows:

Beginning at the Southeast Corner of Lot 39 of Romain Park II Subdivision; said Corner also being the Southwest Corner of Lot 7 in Ashwood Phase 1 Subdivision; thence South 01 degrees 00 minutes 25 seconds West a distance of 266.71 feet along the West line of said Ashwood Phase I Subdivision; thence North 85 degrees 34 minutes 12 seconds West a distance of 622.47 feet to the Southeast Corner of Lot 35 of the Glenns Section Two Subdivision; thence North 01 degrees 23 minutes 36 seconds East a distance of 229.40 feet along the East line of said Glenns Section Two Subdivision; said line also being the West line of the West Half of the Northeast Quarter of said Section 11; to the Southwest Corner of Lot 12 of said Romain Park II Subdivision; thence South 89 degrees 00 minutes 25 seconds East a distance of 310.00 feet along the South line of said Romain Park II Subdivision to the Southwest corner of said Lot 38; thence along the west line of said Lot 38 North 01 degrees 20 minutes 12 seconds East a distance of 95.00 feet to the Northwest Corner of said Lot 38; thence along the North line of said Lot 38 South 89 degrees 00 minutes 25 seconds East a distance of 130.00 feet to the Northeast Corner of said Lot 38; thence along the East line of said Lot 38; said line also being the Western Right-of-Way of Iroquois Avenue; South 01 degrees 20 minutes 12 seconds West a distance of 95.00 feet to the Southeast Corner of said Lot 38; thence South 89 degrees 00 minutes 25 seconds East a distance of 179.81 feet along the South line of said Romain Park II Subdivision to the True Point of Beginning, containing 3.82 acres, more or less.

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 Romain Park III.

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

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. SEE NOTE "A".

Jeffery G. Ferris Catherine A. Ferris
Jeffery G. & Catherine A. Ferris
4006 N. Iroquois Dr.
Evansville, In 47711

Robert C. Romain JR
Robert C. Romain JR
1001 S. Cullen Ave.
Evansville, IN 47715

Ronald D. Romain
Ronald D. Romain
10500 Wilmington Dr.
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 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 7 day of AUGUST 2012

My commission expires 4/10/2017

Kristi D Conner
NOTARY SIGNATURE

NOTARY PUBLIC SEAL INDIANA

SURVEYOR'S CERTIFICATE

I, Steven A. Sherwood, 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 on July 12th, 2012 and that all monuments shown 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 6th day of Aug. 2012

Steven A. Sherwood
Indiana Registration No. 900007

T-50
Apc# 16-MS-2012

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 (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
August 29, 2012
Plat Release Date

OFFICIAL SEAL

Note "A":
The easements shown on this plat and marked S.S.E. and Water Line Easement are hereby dedicated to the Evansville Water and Sewer Utility Department (Utility) for the purpose of granting and facilitating the right to lay, construct, inspect, maintain, operate, repair, alter, relocate, enlarge, rebuild and remove one or more pipe lines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage and water and perform and facilitate such utility services over, along, across, within, and upon, Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of the Owner to and from said Real Estate, in the exercise of the rights herein granted, provided, that in the exercise of such right the Utility will, whenever practicable to do so, use regularly established highways or roadways. No buildings, structures, fences, or any other type of improvement or property, either of a permanent or temporary nature, shall be located or maintained within the Real Estate, no excavating or grading shall be done within said Real Estate, which would reduce the coverage of soil over said pipe line or increase the coverage more than three (3) feet, and no lake or pond shall be constructed within fifteen (15) feet of either side of said Real Estate measured from the top edge of the bank of any such lake or pond.

REVISIONS	DATE

Ferris
Sec. 11 T6S R10W 2nd PM
Vanderburgh County, Indiana

Catherine Ferris
4006 North Iroquois
Evansville, IN 47711

STEVEN A. SHERWOOD REGISTERED No. 900007 STATE OF INDIANA LAND SURVEYOR

DWG DATE: 04-14-12

SHEET #: 1
OF 1 SHEETS

DRAWING FILE: ROMAIN III