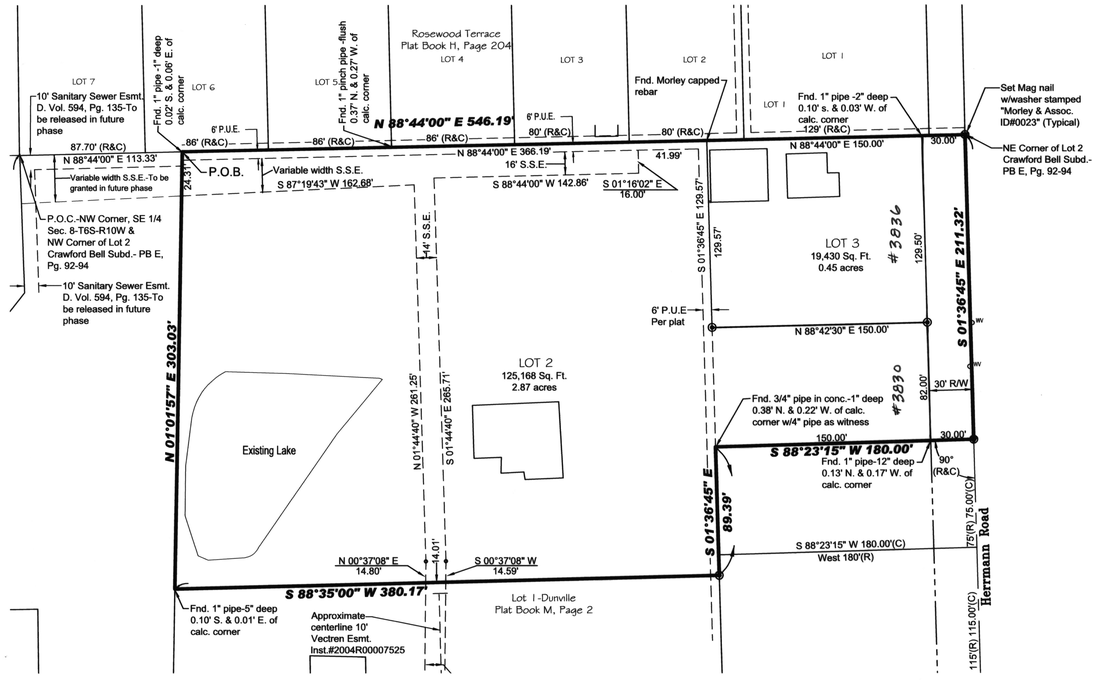
Dunville II Section I



General Notes

Purpose of this Plat: *To bring the properties into compliance based upon the 1957 Subdivision Control Ordinance . Houses exist on all proposed lots. No development is planned at this time.*

Flood Plain Data: No part of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 180257 0118 D, being Map No. 18163C0118D, of the Flood Insurance Rate Maps for Evansville, 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.

Utilities: Evansville Water and sanitary sewer exist on all of the proposed lots.

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: Record plat of Dunville recorded in Plat Book M, Page 2

Reference Survey: *Inst.#2012R00024443 & Inst.#2012R00024444. 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.

Noise Sensitive Statement: It is understood by the Owners that the real property, as described within, lies in close proximity to an operating airport and the takeoff and landing of aircraft may generate high noise levels.

By signing this plat, the Evansville Water & Sewer Utility hereby releases those portions of the sewer easements described in Deed Drawer 10, Card 5845 and Instrument No. 2005R00039201 that lie within the limits of this plat. Those portions that lie outside the limits of this plat will remain valid and in effect until the portion of the plat in which they are located is recorded and signed off on. The Sanitary Sewer Easement (S.S.E.) being granted by this plat will replace and supercede the above noted sewer easements.

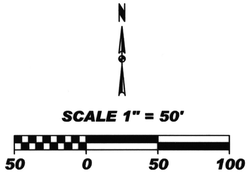
Evansville Water & Sewer Utility
1 NW Martin Luther King Jr. Blvd.
Evansville, In 47708

By: Michael D. Labitzke
Deputy Director of Utilities-Engineering

By signing this plat, the Evansville Board of Public Works and the City of Evansville hereby releases those portions of the sewer easement described in Deed Volume 594, Page 135 that lie within the limits of this plat. Those portions that lie outside the limits of this plat will remain valid and in effect until the portion of the plat in which they are located is recorded and signed off on. The Sanitary Sewer Easement (S.S.E.) being granted by this plat will replace and supercede the above noted sewer easements.

Evansville City Engineer
1 NW Martin Luther King Jr. Blvd.
Civic Center Complex- Room 321
Evansville, In 47708

By: Patrick R. Keepes,
City Engineer



Legend

POB	Point Of Beginning
POC	Point Of Commencement
(C)	Calculated Dimension
(M)	Measured Dimension
(R)	Record Dimension
----------	Easement Line
————	Property Boundary Line
————	Right-of-way Line
◉	5/8" Rebar with cap stamped "Morley & Assoc. ID. #0023" (Set)

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 Dunville II Section I. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities.

Strips or areas of land, of the dimensions shown on this plat and marked "S.S.E." *(Sanitary Sewer Easement)*, are hereby dedicated to the CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT , its successors, assigns and lessees, a permanent sewer utility easement and right-of-way over the Real Estate shown herein, 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 pipelines, transmission media, and all appurtenant and necessary structures, whether above or below the surface, convenient or necessary to transport and otherwise handle sewage, and perform and facilitate such utility services over, along, across, within and upon the Real Estate, together with the right of ingress and egress over the existing roads and entrances to the lands of Grantor to and from said Real Estate in the exercise of the rights herein granted; provided that in the exercise of such rights, the Grantee will, whenever practicable to do so, use regularly established highways or roadways.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.

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.

Owners:
Glenn R. & Sharon K. Dunville
3830 Herrmann Road
Evansville, IN 47711

Glenn R. Dunville

Sharon K. Dunville

Notary Certificate

STATE OF INDIANA, COUNTY OF WARRICK) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Glenn R. Dunville and Sharon K. Dunville, 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 OCTOBER, 2012.

My Commission Expires:
August 5, 2018 — Bret A. Sermersheim, Notary Public

Notary Resides in
Vanderburgh County, Indiana — Bret A. Sermersheim (Typed or Printed Name)

NOTARY PUBLIC SEAL 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, September 13, 2012.

President

Attest Executive Director

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

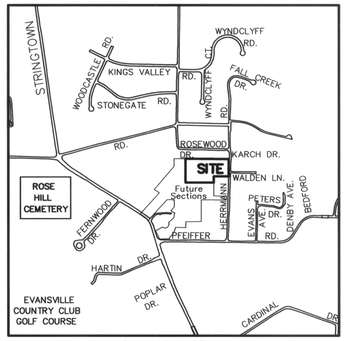
Executive Director

PLAT RELEASE DATE: OCT. 23, 2012

OFFICIAL SEAL — Area Plan Commission of Evansville and Vanderburgh County

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-23-2012 (DATE)
JOE GRIES AUDITOR
5840 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.23.12 4:23p
PLAT BOOK T
PAGE 56
INSTR# 2012R0002791
Z TULEY RECORDER
VANDERBURGH COUNTY



Location Map

Boundary Description

Part of Lot 2 in Dunville, as per plat thereof, recorded in Plat Book M, Page 2 in the office of the Recorder of Vanderburgh County, Indiana; Also Part of Lot 2 in Crawford Bell's Subdivision of the SE 1/4 and Part of the SW 1/4 of Section 8, Township 6 South Range 10 West, as per plat thereof, recorded in Plat Book A, Pages 70-72 and transcribed of record in Plat Book E, pages 92-94 in said office of the Recorder, all of which is now lying in the City of Evansville, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Lot 2 in Crawford Bell's Subdivision, said point also being the Northwest Corner of the Southeast Quarter of said Section 8; thence along the north line thereof, North 88 degrees 44 minutes 00 seconds East 113.33 feet to the northwest corner of Lot 2 in said Dunville, said point being the point of beginning; thence continuing along the north line thereof, also being the north line and the extended north line of said Lot 2 in Dunville, North 88 degrees 44 minutes 00 seconds East 546.19 feet to the Northeast corner of said Lot 2 in Crawford Bell; thence along the east line thereof, South 01 degrees 36 minutes 45 seconds East 211.32 feet; thence South 88 degrees 23 minutes 15 seconds West 180.00 feet to a point on the east line of Lot 2 in said Dunville; thence along said east line, South 01 degrees 36 minutes 45 seconds East 89.39 feet to a point on the extended north line of Lot 1 in said Dunville; thence along said extended and north line of said Lot 1, South 88 degrees 35 minutes 00 seconds West 380.17 feet to the Northwest corner of said Lot 1 in said Dunville, also being the Southwest corner of said Lot 2 in Dunville; thence along the west line of said Lot 2 in Dunville, North 01 degrees 01 minutes 57 seconds East 303.03 feet to the point of beginning containing 150,940 square feet (3.47 acres).

Subject to 30 feet off the east side for Hermann Road right of way.

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 OCTOBER, 2012.

BRET ALAN SERMERSHEIM REGISTERED No. LS 20200009 STATE OF INDIANA LAND SURVEYOR

Bret Alan Sermersheim, P.L.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585

T-56
APC# 6-5-2012

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 A. Sermersheim

Secondary Plat

Designed By:	Job Number: 8518.4.002A
Drawn By: BAS	Date: 10/12/2012
Filename: 8518-Section 1-secondary.dwg	

Morley and Associates Inc.
www.morleyandassociates.com

Engineering
Surveying
Architecture
Construction Management

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Henderson, Ky (270) 830-0300
Jasper, In (812) 634-9990