Dunville II Section II

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
12-10-2012 (DATE)
JOE GRIES AUDITOR
7115 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 12.10.12 1:06P
PLAT BOOK T
PAGE 65
INSTR# 2012R00032207
Z TULEY RECORDER
VANDERBURGH COUNTY

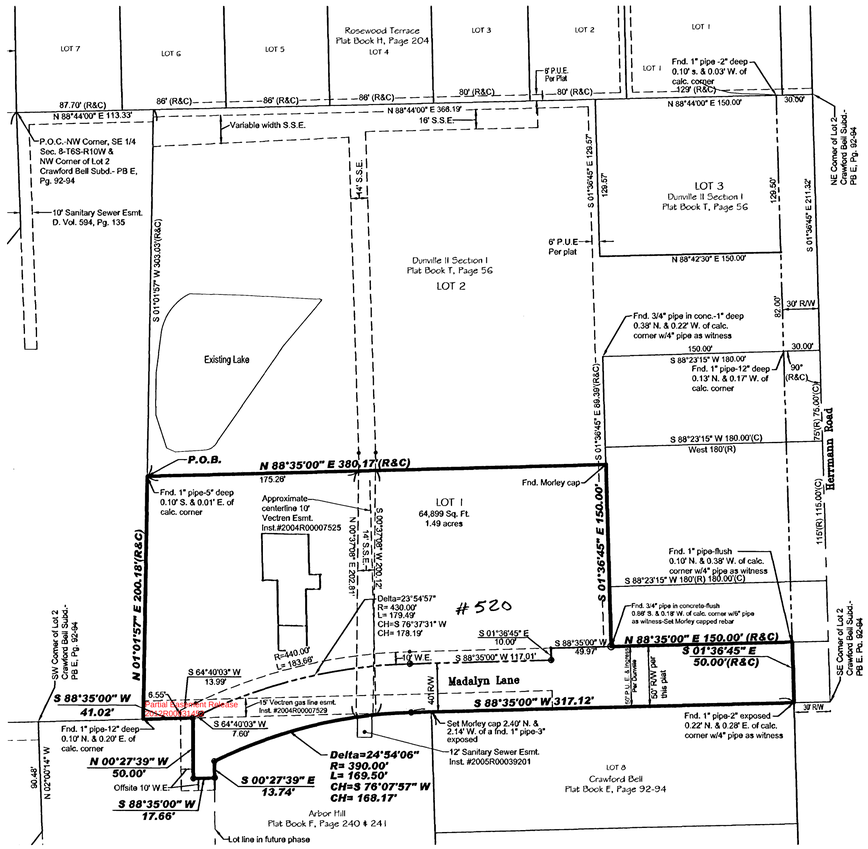
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SCALE 1" = 60'

60 0 60 120

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)



General Notes

Vectren Gas Line Esmt.: *The west 150' of the Vectren Gas Line Esmt. being recorded in Inst. #2004R00007529 is in the process of being released.*

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 Instrument Nos. 2005R00039199, 2005R00039200, & 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
Michael D. Labitzke
Deputy Director of Utilities-Engineering

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

Blaine Oliver
Attest Executive Director

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

Blaine Oliver
Executive Director

PLAT RELEASE DATE: DEC. 10, 2012

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

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, Todd Dunville and Tracey 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 19th day of November, 20 12.

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

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 II. All road right-of-ways shown and not previously dedicated are hereby dedicated to public use for the purpose of roadways and public utilities. Madalyn Lane is public right of way dedicated this plat. Maintenance of the right of way shall be shared equally amongst the owners of the lots in this subdivision and lots granted in future phases of Dunville II that abut the right of way.

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.

Strips or areas of land, of the dimensions shown on this plat and marked "W.E." *(Water Easement)*, are hereby dedicated to the CITY OF EVANSVILLE, INDIANA WATER AND SEWER UTILITY DEPARTMENT , its successors, assigns and lessees, a permanent water 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 domestic potable water, 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.

Owner of Lot 1 and part of right of way
Madalyn Dunville Trust (Madalyn L. Dunville Living Trust amended and Restated Revocable Trust Agreement)
3701 Stringtown Road
Evansville, IN 47711

By: Eric G. Dunville, Trustee

Owners of Part of right of way & Offsite W.E.
Todd & Tracey Dunville
3712 Herrmann Road
Evansville, In 47711

Todd Dunville

Tracey Dunville

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, Eric G. Dunville as Trustee of the Madalyn Dunville 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 19th day of November, 20 12.

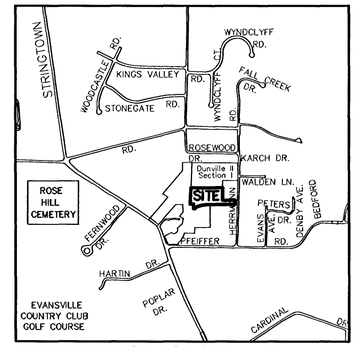
My Commission Expires:

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



Location Map

Boundary Description

All of Lot 1 and 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 Arbor Hill, as per plat thereof, recorded in Plat Book F, Pages 240 and 241 in said office of the Recorder, all being part of the Northwest Quarter of the Southeast Quarter of Section 8, Township 6 South, Range 10 West in the City of Evansville, Center Township, Vanderburgh County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of Lot 2 in Crawford Bell's Subdivision, as per plat thereof, recorded in Plat Book A, Pages 70-72 and transcribed of record in Plat Book E, pages 92-94, also being the Northwest corner of said Quarter Quarter Section; thence along the north line thereof, North 88 degrees 44 minutes 00 seconds East 113.33 feet to the Northwest corner of Dunville II Section I, as per plat thereof, recorded in Plat Book T, Page 56 in said office of the Recorder; thence along the west line of said Dunville II, South 01 degree 01 minute 57 seconds West 303.03 feet to the southwest corner of said Dunville II Section I, said point being the point of beginning; thence along the south line of said Dunville II Section I, North 88 degrees 35 minutes 00 seconds East 380.17 feet to a corner of said Dunville II Section I, said point also being on a line of said Lot 2 in Dunville; thence along a line of said Lot 2, South 01 degrees 36 minutes 45 seconds East 150.00 feet to a corner of said Lot 2; thence along a line of said Lot 1 in Dunville, North 88 degrees 35 minutes 00 seconds East 150.00 feet to a corner of said Lot 1; thence along the boundary of said Lot 1, South 01 degrees 36 minutes 45 seconds East 50.00 feet; thence continuing along the boundary of said Lot 1, South 88 degrees 35 minutes 00 seconds West 317.12 feet to the point of curvature of a curve to the left, concave Southerly, having a central angle of 24 degrees 54 minutes 06 seconds, having a radius of 390.00 feet from which the chord bears South 76 degrees 07 minutes 57 seconds West 168.17 feet; thence along the arc of said curve 169.50 feet; thence South 00 degrees 27 minutes 39 seconds East 13.74 feet; thence South 88 degrees 35 minutes 00 seconds West 17.66 feet; thence North 00 degrees 27 minutes 39 seconds West 50.00 feet to a point on the south line of said Lot 1; thence along said south line of Lot 1, South 88 degrees 35 minutes 00 seconds West 41.02 feet to the southwest corner of said Lot 1; thence along the west line of said Lot 1, North 01 degrees 01 minutes 57 seconds East 200.18 feet to the Point of Beginning containing 87,276 square feet (2.00 acres).

Also a 10' Offsite Waterline easement lying adjacent and parallel to the 50.00 foot and 17.66 foot course along the Madalyn Lane right of way being granted in the above description.

Subject to all easements and rights of ways of record.

T-65

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 20th day of November, 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

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

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: 11/19/2012
Filename: 8518-Section 2-seconda y.dwg	

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