MURRAY SUBDIVISION

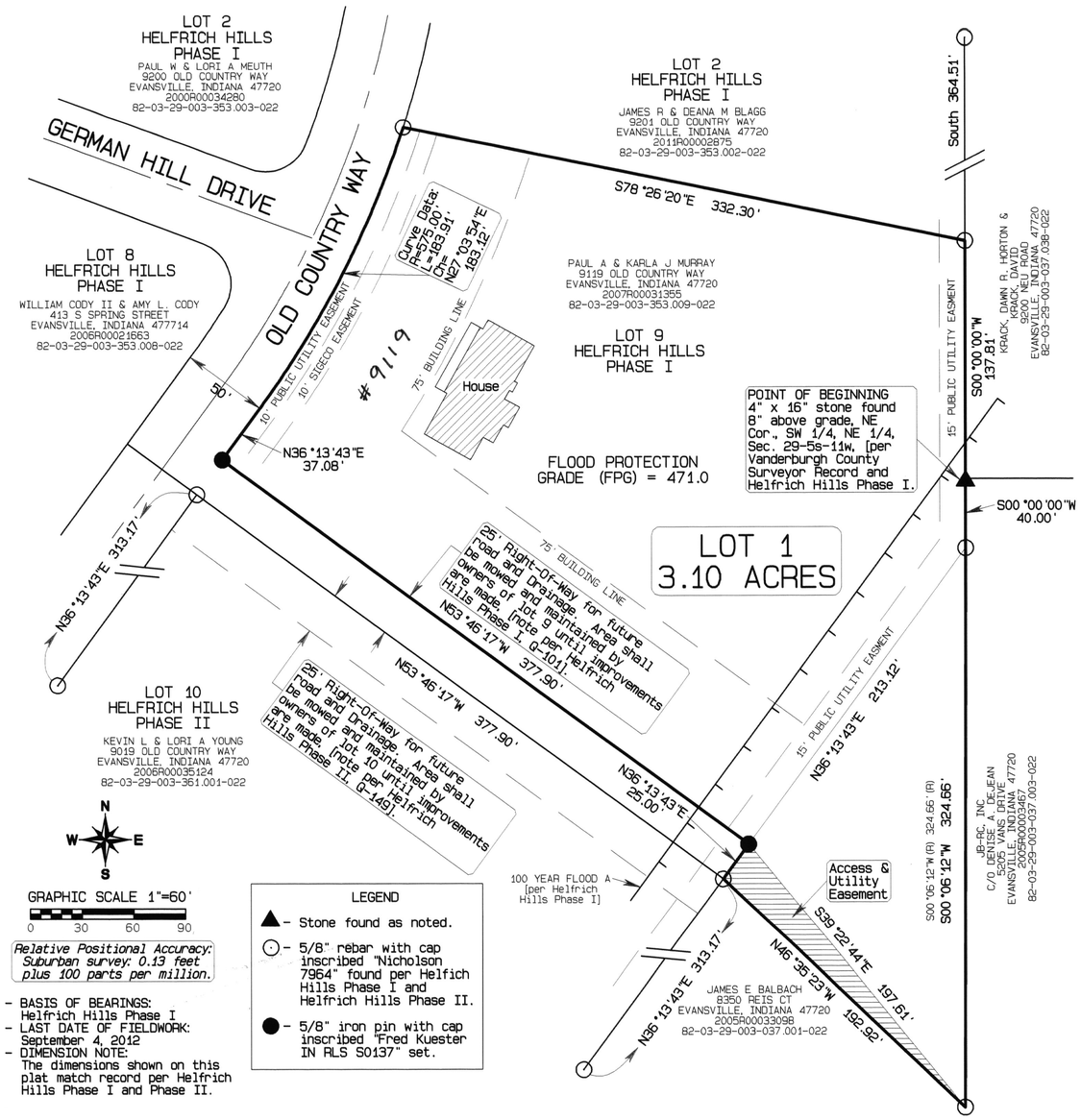
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

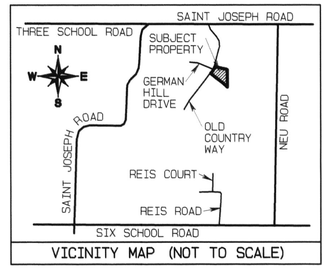
MAY 1, 2013 (DATE)

JOE GRIES AUDITOR

2266 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05-01-13 2:05p
PLAT BOOK T
PAGE 76
INSTR# 2013R00011467
Z TULEY RECORDER
VANDERBURGH COUNTY





VICINITY MAP (NOT TO SCALE)

OWNER'S CERTIFICATE:

THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON, LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE, AS SHOWN, AND DESIGNATE IT AS "MURRAY".

ALL ADDITIONAL ROAD RIGHTS-OF-WAY SHOWN AND NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO PUBLIC USE.

THE EASEMENTS WITHIN LOT 9 IN HELFRICH HILLS PHASE I WERE DEFINED AND DEDICATED IN THE SUBDIVISION PLAT OF SAID HELFRICH HILLS PHASE I (G-101).

THE ACCESS & UTILITY EASEMENT (HATCHED) IS DEDICATED THIS PLAT FOR THE USE OF THE HEREON REAL ESTATE AND THE ADJOINING REAL ESTATE TO THE SOUTHWEST CURRENTLY OWNED BY JAMES E. BALBACH WHICH ADJOINS SAID EASEMENT.

Paul A. Murray DATE 01-03-2013

PAUL A. MURRAY
9119 OLD COUNTRY WAY
EVANSVILLE, INDIANA 47720

Karla J. Murray DATE 1-3-13

KARLA J. MURRAY
9119 OLD COUNTRY WAY
EVANSVILLE, INDIANA 47720

NOTARY CERTIFICATE:

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC FOR VANDERBURGH COUNTY, STATE OF INDIANA, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND ACKNOWLEDGED THE EXECUTION OF THE PLAT TO BE THEIR VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND SEAL THIS 3rd DAY OF January 2013

MY COMMISSION EXPIRES: 1/9/17

NOTARY PUBLIC Linda B. Molinet PRINTED Linda B. Molinet

RESIDENT OF Vanderburgh COUNTY, INDIANA

AREA PLAN COMMISSION CERTIFICATE:

UNDER THE AUTHORITY PROVIDED BY THE ACTS OF 1981, PUBLIC LAW NO. 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 OCTOBER 9 2012 AT SUBDIVISION REVIEW.

PRESIDENT

Blaine Oliver
ATTEST EXECUTIVE DIRECTOR

SECONDARY PLAT COMPLIES WITH THE ORDINANCE AND IS RELEASED FOR RECORDING.

EXECUTIVE DIRECTOR Blaine Oliver

PLAT RELEASE DATE May 1, 2013

T-76
APC # 25-MS-2012

SURVEYOR'S CERTIFICATE:

I, FRED J. KUESTER, 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 NOTED.

DATE DECEMBER 4, 2012

FRED J. KUESTER, LS #S0137

FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

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 REQUIRED BY LAW.

BOUNDARY DESCRIPTION:

A REPLAT OF LOT 9 IN HELFRICH HILLS PHASE I (Q-101) AND PART OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP FIVE (5) SOUTH, RANGE ELEVEN (11) WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 4 INCH BY 16 INCH STONE FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF SAID QUARTER QUARTER SECTION SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.00 FEET TO A 5/8 INCH REBAR FOUND WITH NICHOLSON CAP [HEREINAFTER REFERRED TO AS A NICHOLSON PIN]; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00 DEGREES 06 MINUTES 12 SECONDS WEST 324.66 FEET TO A NICHOLSON PIN FOUND; THENCE NORTH 46 DEGREES 35 MINUTES 23 SECONDS WEST 192.92 FEET TO A NICHOLSON PIN FOUND; THENCE NORTH 36 DEGREES 13 MINUTES 43 SECONDS EAST 25.00 FEET TO A 5/8 INCH IRON PIN SET WITH KUESTER CAP [HEREINAFTER REFERRED TO AS A KUESTER PIN]; THENCE NORTH 53 DEGREES 46 MINUTES 17 SECONDS WEST 377.90 FEET TO A KUESTER PIN SET; THENCE NORTH 36 DEGREES 13 MINUTES 43 SECONDS EAST 37.08 FEET; THENCE 183.91 FEET ALONG A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 575.00 FEET AND A CHORD NORTH 27 DEGREES 03 MINUTES 54 SECONDS EAST 183.12 FEET TO A NICHOLSON PIN; THENCE SOUTH 78 DEGREES 26 MINUTES 20 SECONDS EAST 332.30 FEET TO A NICHOLSON PIN ON THE EAST LINE OF SAID HALF QUARTER SECTION; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 137.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.10 ACRES, MORE OR LESS.

SUBJECT TO ALL LEGAL RIGHTS-OF-WAY AND/OR EASEMENTS OF RECORD.

GENERAL NOTES:

1) UTILITIES - LOT 1 IS CONNECTED TO VECTREN GAS SERVICE AND VECTREN ELECTRICAL SERVICE.
LOT 1 IS CONNECTED TO GERMAN WATER SERVICE.
LOT 1 IS CONNECTED TO AN EXISITING PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEM (OSDS).

2) OSDS UTILITY STATEMENT:

PRIVATE ON-SITE SEWAGE DISPOSAL SYSTEMS (OSDS) MUST BE APPROVED AND PERMITTED BY THE VANDERBURGH COUNTY HEALTH DEPARTMENT AND COMPLY WITH 410 IAC 6-8.1.

3) EROSION CONTROL:

SLOPES 0% TO 6% SHALL BE MULCHED AND SEEDED, I.E. RYE, RED TOP & WHEAT, WHICH SHALL BE USED PRIMARILY FOR FALL PLANTING WITHIN 45 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SHAPING. SLOPES OF MORE THAN 6% SHALL BE MULCHED AND SEEDED AND HAVE A SILT FENCE, STRAW BALES AND/OR EROSION BLANKETS IN PLACE WITHIN 5 DAYS OF DISTURBANCE OF SOIL AND MUST REMAIN IN PLACE UNTIL FINAL GRADING AND SEEDING.

4) FLOOD PLAIN DATA:

THE PROJECT LIES WITHIN FLOOD ZONE "X" AND FLOOD ZONE "A" AS INDICATED ON FIRM PANEL NO. 180256 0085 D (MAP NUMBER 18163C0085D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA AND FIRM PANEL NO. 180256 0095 D (MAP NUMBER 18163C0095D) DATED MARCH 17, 2011, FOR VANDERBURGH COUNTY, INDIANA. ANY DEVELOPMENT IN THE SPECIAL FLOOD HAZARD AREA (SFHA) WILL REQUIRE PROPER PERMITS WITH SITE GRADING PLAN AND POSSIBLY ELEVATION CERTIFICATES.

This instrument prepared by:
FRED J. KUESTER
ENGINEER & LAND SURVEYOR
1792 E 600 S
FORT BRANCH, INDIANA 47648
(812) 753-4843

MURRAY SUBDIVISION

SCALE: 1"= 60	APPROVED BY: FJK	DRAWN BY: CAK
DATE: DECEMBER 2012		REVISED: 0

A REPLAT OF LOT 9 IN HELFRICH HILLS PHASE I (Q-101) AND PART OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 11 WEST, GERMAN TOWNSHIP, VANDERBURGH COUNTY, INDIANA.

file: 2012-12-murray subdivision.smi
client: Paul Murray

SHEET 1 OF 1

Vanderburgh Co., German Twp., Sec. 29-5s-11w