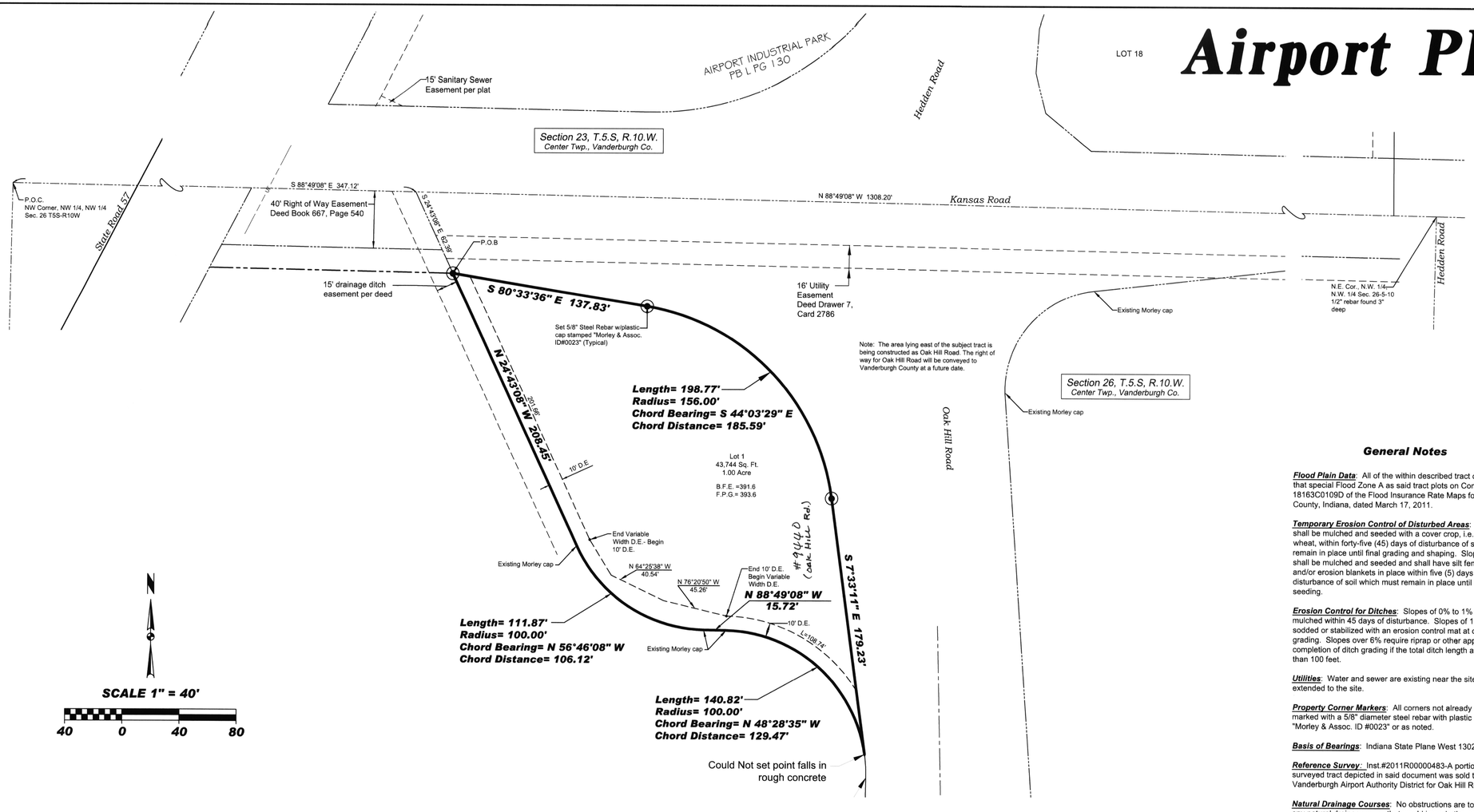
Airport Plaza I

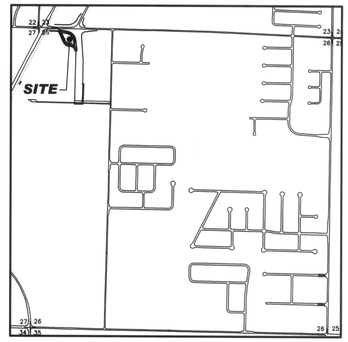
DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 20, 2013 (DATE)
JOE GRIES AUDITOR
2738 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 05.20.13 9:50A
PLAT BOOK T
PAGE 79
INSTR# 2013R000 13266
Z TULEY RECORDER
VANDERBURGH COUNTY



SCALE 1" = 40'

40 0 40 80



Location Map

General Notes

Flood Plain Data: All of the within described tract of land lies within that special Flood Zone A as said tract plots on Community Panel No. 18163C0109D 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.

Utilities: Water and sewer are existing near the site and are able to be extended to the 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: Indiana State Plane West 1302.

Reference Survey: Inst.#2011R00000483-A portion of the overall surveyed tract depicted in said document was sold to the Evansville Vanderburgh Airport Authority District for Oak Hill Road right of way.

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.

Drainage Plan Requirement: An engineered drainage plan shall be submitted to the Vanderburgh County Drainage Board for any new development, redevelopment, new construction, addition to existing construction, or other land disturbing activity located within the Vanderburgh County Commissioner's and/or the Drainage Board's jurisdiction which shall result in the addition of impervious surfaces exceeding a total of ten thousand (10,000) square feet.

MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR LAKE MAINTENANCE AND PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.

Boundary Description

Part of the Northwest Quarter of the Northwest Quarter of Section Twenty-Six (26), Township Five (5) South, Range Ten (10) West, of the Second Principal Meridian in Center Township in Vanderburgh County, Indiana being more particularly described as follow:

Commencing at the Northwest Corner of the Northwest Quarter of the Northwest Quarter of said Section 26, thence along the north line of said quarter, quarter, South 88 degrees 49 minutes 08 seconds East (Geodetic Bearing) 347.12 feet to the northwest corner of the Evansville Vanderburgh Airport Authority District real estate described in the deed recorded as document number 2011R00028660 and lodged in the Recorder's Office of Vanderburgh County, Indiana; thence along the west line of said Airport Authority's description, South 24 degrees 43 minutes 08 seconds East 62.39 feet to the Point of Beginning; thence South 80 degrees 33 minutes 36 seconds East 137.83 feet to a curve to the right having a radius of 156.00 feet, with a chord of South 44 degrees 03 minutes 29 seconds East 185.59 feet; thence along said curve to the right, 198.77 feet; thence South 7 degrees 33 minutes 11 seconds East 179.23 feet to the west line of said airport authority's real estate, thence along said west line, being a non-tangent curve to the left, having a radius of 100.00 feet with a chord of North 48 degrees 28 minutes 35 seconds West 129.47 feet; thence along said non-tangent curve to the left, 140.82 feet; thence continuing along said west line, North 88 degrees 49 minutes 08 seconds West 15.72 feet to a curve to the right, having a radius of 100.00 feet with a chord of North 56 degrees 46 minutes 08 seconds West 106.12 feet; thence along said curve to the right 111.87 feet; thence continuing along said west line, North 24 degrees 43 minutes 08 seconds West 208.45 feet the point of beginning containing 1.00 acres (43,744 square feet).

Subject to all easements, right of ways and restrictions of record.

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 Airport Plaza I.

Strips or areas of land, of the dimensions shown on this plat and marked **"DE"** *(Drainage Easement)*, are hereby dedicated for conveyance of surface water and/or subsurface water; provided however, that public utilities are hereby permitted to cross such Drainage Easements with utility facilities provided, that such facilities are not placed in such a manner as to impede the flow of water and further provided that such Drainage Easements may be used for ingress, egress and temporary staging areas for work by public utility so long as any damage caused to the drainage facility is repaired by the utility company. The property owner is responsible for maintenance and erosion control of said easements and shall no place landscaping, earth berms, fences or other obstructions that impede or reduce the flow of water.

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: Evansville Vanderburgh Airport Authority District
7801 Bussing Drive
Evansville, IN 47725

By: _____
Douglas P. Joest, Airport Manager

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, Douglas P. Joest as Airport Manager of the Evansville Vanderburgh Airport Authority Distict, Owner and Subdivider, 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 26 day of April, 2013.

My Commission Expires:

6-30-16

Tess M. Long
Notary Public

Notary Resides in
Warrick
County, Indiana

Tess M. Long
(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, MARCH 12, 2013.

President

Attest Executive Director

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

Executive Director

PLAT RELEASE DATE: May 20, 2013

OFFICIAL SEAL AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY INDIANA

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 1st day of May, 2013.

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

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

T-79
APC # 5-MS-2013

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:
?	7573.3.006A
Drawn By:	Date:
BAS	4/22/2013

Filename: ACAD-7573-Minor-Sub-2013 2-secondary.dwg

Morley and Associates Inc.
www.morleyandassociates.com

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