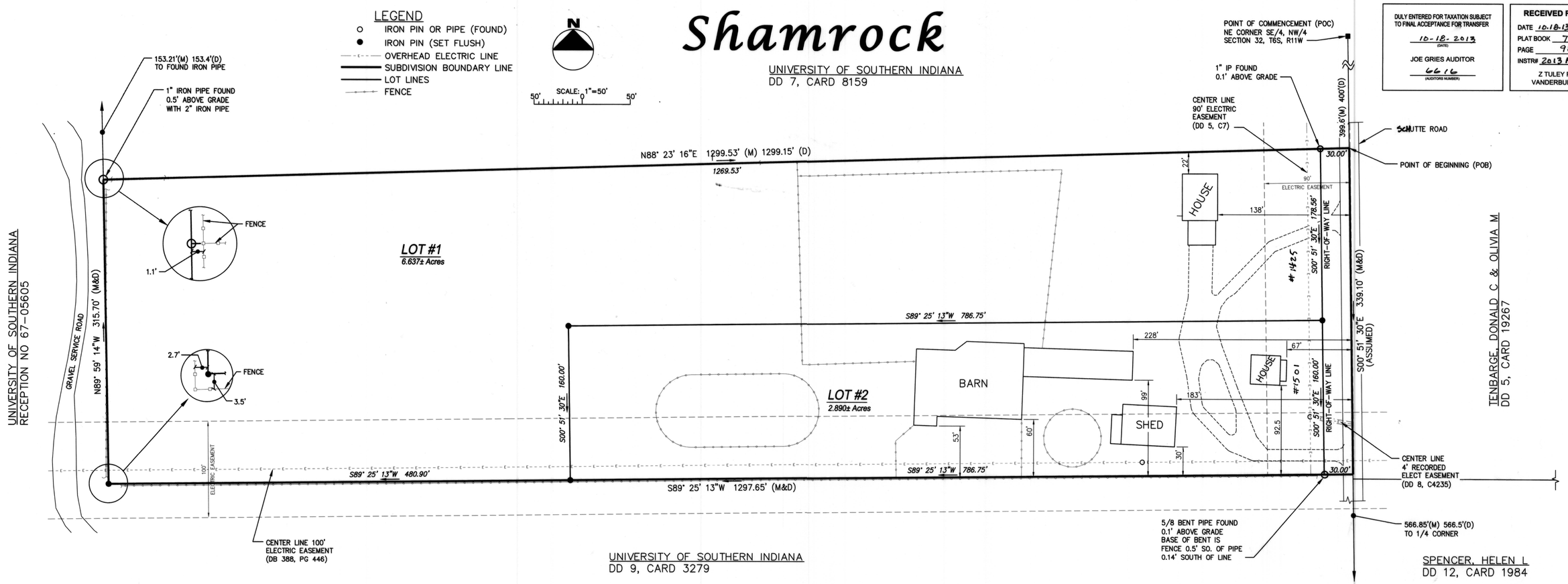
Shamrock



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
10-18-2013 (DATE)
JOE GRIES AUDITOR
6616 (AUDITOR'S NUMBER)

RECEIVED FOR RECORD
DATE 10.18.13 3:48p
PLAT BOOK T
PAGE 98
INSTR# 2013R00028632
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Southeast Quarter, Northwest Quarter of Section 32, Township 6 South, Range 11 West, recorded in Deed Book Volume 622, Page 238, Perry Township, Vanderburgh County, Indiana, said part more particularly described as follows:

Beginning at a point on the East line of said Quarter-Quarter Section, said point lying 399.6 feet South of the Northeast Corner there of, thence;

(1) South 00 degrees, 51 minutes, 30 seconds East, a distance of 339.10 feet, thence;

(2) South 89 degrees, 25 minutes, 13 seconds West, a distance of 1,297.65 feet, thence the West line of said Quarter-Quarter Section, thence;

(3) North 89 degrees, 59 minutes, 14 seconds West, a distance of 315.70 feet along the West line of said Quarter-Quarter Section, thence;

(4) North 88 degrees, 23 minutes, 16 seconds East, a distance of 1299.53 to the Point of Beginning, containing 9.759 Acres, more or less.

SUBJECT TO: a 30' strip of ground along the eastern edge of the above described property for the right-of way for Schutte Road and any easements and other rights-of-ways.

GENERAL NOTES:

1. ALL STRUCTURES SHOWN ON PLAT ARE EXISTING STRUCTURES, NO NEW STRUCTURES ARE PLANNED AT THIS TIME.
2. DRIVE ENTRANCES SHOWN ARE EXISTING.
3. NO EARTHWORK IS PLANNED AT THIS TIME.
4. UTILITIES: WATER IS AVAILABLE BY THE EVANSVILLE SEWER & WATER UTILITY. SANITARY SEWERS ARE NOT AVAILABLE.
5. 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 6-8.3.
6. FLOOD PLAIN DATA: NO PORTION OF THE PROPERTY LIES WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE "A" AS PLOTTED BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) 18163 C 0175 D, COMMUNITY PANEL 180256-0175-D DATED MARCH 17, 2011.
7. MAINTENANCE STATEMENT: THE OWNER(S) SHALL REMAIN RESPONSIBLE FOR PREVENTION OF OBSTRUCTIONS TO CREEKS AND NATURAL SURFACE WATERCOURSES.
8. MAILBOX STRUCTURES: NO BRICK OR OTHER NON-BREAKAWAY MAILBOX STRUCTURES CAN BE PLACED IN COUNTY ROAD RIGHTS-OF-WAY,

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 18th day of October 2013.
J. McReynolds

OWNER'S CERTIFICATE

THE UNDERSIGNED OWNER'S OF THE REAL ESTATE SHOWN HEREON DO HEREBY CERTIFY AND SUBDIVIDE SAID REAL ESTATE AND DESIGNATE SAME AS SHAMROCK SUBDIVISION

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

BY: Jerry L. McClarney Gayle Sue McClarney
JERRY L. McCLARNEY & GAYLE SUE McCLARNEY
1501 SCHUTTE ROAD
EVANSVILLE, IN 47712

NOTARY CERTIFICATE

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE SAID OWNER'S AND SUBDIVIDERS, JERRY L AND GAYLE SUE McCLARNEY, WHO ACKNOWLEDGED THE EXECUTION OF THE FORGOING PLAT WITH THE DEDICATIONS AND RESTRICTIONS THEREON, EXPRESS TO BE THEIR VOLUNTARY ACT AND DEED FOR USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND SEAL, THIS 9TH DAY OF OCTOBER 2013

MY COMMISSION EXPIRES IN:
MARCH 3, 2015

NOTARY RESIDES IN:
VANDERBURGH
COUNTY, INDIANA

Donna R. Laymon
NOTARY PUBLIC SIGNATURE

DONNA R. LAYMON
PRINTED NAME

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 OF EVANSVILLE AND VANDERBURGH COUNTY AT AT MEETING HELD ON OCT. 8, 2013. AT SUB REVIEW.

PRESIDENT

ATTEST: EXECUTIVE DIRECTOR

OFFICIAL SEAL — AREA PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY

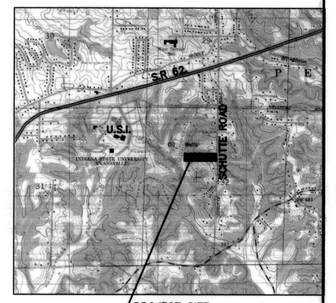
PLAT RELEASE

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

EXECUTIVE DIRECTOR

PLAT RELEASE DATE: OCT. 18, 2013

T-98
APC #32-MS-2013



LOCATION MAP

SURVEYOR'S CERTIFICATE

I, DENNIS R. VERKAMP, A REGISTERED LAND SURVEYOR IN THE STATE OF INDIANA, HEREBY STATE THAT I SUPERVISED THE COMPLETION OF A SURVEY OF THE ABOVE-DESCRIBED PARCEL IN ACCORDANCE WITH TITLE 865 IAC AND 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS AND THAT THE PLAT HEREON DRAWN TO THE BEST OF MY KNOWLEDGE, CORRECTLY REPRESENTS SAID SURVEY.

WITNESS MY HAND AND SEAL, THIS 8 DAY OF OCT 2013.

DENNIS R VERKAMP, P.E., L.S
INDIANA REGISTRATION NO. S0346

Biagi, Chance, Cummins, London, Titzer, Inc.
300 N.W. 2nd Street, Evansville, IN, 47708
ph: 812-423-4407 email: verkamp@bccit.com

DENNIS R. VERKAMP REGISTERED No. S0346 STATE OF INDIANA LAND SURVEYOR

NO.	BY	DATE	REVISION

SCALE: 1"=50' — ALTA/ACSM Land Title Survey

PLAT OF SHAMROCK SUBDIVISION

Biagi, Chance, Cummins, London, Titzer, Inc.
Consulting Engineers

COMM. NO. 13460 | DRAWN BY RPS | CHECKED BY DRV | DATE 10/8/2013

SHEET NO: 1 OF 1

B.C.C.I.T. INC P.S. 1=1 File Name: \\VM\group$\projects\VS\13460 - Schutte Road Property Survey\CIVIL\13460-PLAT.dwg Plotted on: Oct 08, 2013 - 12:42pm
Xrefs: DRV-IN SURVEYOR.dwg Image: USGS.jpg
Layout Tab: Plat 24x36
© COPYRIGHT 2013
ALL RIGHTS RESERVED

RECORDER
VANDERBURGH COUNTY
Z TULEY
2013R00029357
10/25/2013 2:30 PM
RECORDING FEES: 12.00
PAGES: 1

8010571 1
Tx:4008248

SURVEYOR'S AFFIDAVIT

Dennis R. Verkamp, being first sworn upon his oath, deposes and states:

1. That he is a licensed land surveyor in the State of Indiana and the he has supervised and performed survey work in part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 6 South, Range 10 West in Vanderburgh County, Indiana.

2. That he completed the plat titled "Plat of Shamrock Subdivision" which is recorded in the Office of the Recorder of Vanderburgh County, Indiana, as Plat Book "T", Page 98, being Document No. 2013R00028632.

3. That there is an incorrect bearing listing in the third call in the Boundary Description, and should be corrected to read as follows:
   (3) North 01 degrees, 10 minutes, 58 seconds West, a distance of 315.70 feet along the West line of said Quarter-Quarter Section, Thence;

4. That the west line of Lot #1 is incorrectly shown as N89° 59' 14"W 315.70' (M&D). That bearing should read N01° 10' 58"W 315.70' (M&D).

FURTHER, affiant sayeth not.

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.

(Name)

Dennis R. Verkamp, P.E., L.S.
Indiana Registration No. S0346
Biagi, Chance, Cummins, London, Titzer, Inc.

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

SUBSCRIBED AND SWORN to before me, a Notary Public in and for said County and State, personally appeared Dennis R. Verkamp, and he being first duly sworn by me upon this oath says that the facts stated in the foregoing instrument are true.

Witness my hand and seal this 25th day of October, 2013

My Commission expires:
11/24/2014

Notary Resides in:
Warrick
COUNTY, INDIANA

NOTARY SIGNATURE

ELLEN K. KLOBERDANZ
PRINTED NAME

RECEIVED
OCT 28 2013
AREA PLAN COMMISSION

THIS INSTRUMENT WAS PREPARED BY Dennis R. Verkamp

RECORDER
VANDERBURGH COUNTY
Z TULEY
2013R00029698
10/29/2013 3:11 PM
RECORDING FEES: 13.00
PAGES: 1

8 0 1 1 3 2 0
Tx:4008879

CORRECTED SURVEYOR'S AFFIDAVIT

Dennis R. Verkamp, being first sworn upon his oath, deposes and states:

1. That he is a licensed land surveyor in the State of Indiana and the he has supervised and performed survey work in part of the Southeast Quarter of the Northwest Quarter of Section 32, Township 6 South, Range 11 West in Vanderburgh County, Indiana.

2. That he completed the plat titled "Plat of Shamrock Subdivision" which is recorded in the Office of the Recorder of Vanderburgh County, Indiana, as Plat Book "T", Page 98, being Document No. 2013R00028632.

3. That there is an incorrect bearing listing in the third call in the Boundary Description, and should be corrected to read as follows:
   (3) North 01 degrees, 10 minutes, 58 seconds West, a distance of 315.70 feet along the West line of said Quarter-Quarter Section, Thence;

4. That the west line of Lot #1 is incorrectly shown as N89° 59' 14"W 315.70' (M&D). That bearing should read N01° 10' 58"W 315.70' (M&D).

5. That in previous affidavit filed for subject subdivision and recorded on 10/25/2013, Document No. 2013R00029357, the 3rd line of Item 1 within the affidavit incorrectly referred to "Range 10 West", and should be "Range 11 West"

FURTHER, affiant sayeth not.

D R V

Dennis R. Verkamp, P.E., L.S.
Indiana Registration No. S0346
Biagi, Chance, Cummins, London, Titzer, Inc.

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.

Mc.
(Name)

DENNIS R. VERKAMP
REGISTERED
No. S0346
STATE OF
INDIANA
LAND SURVEYOR

STATE OF INDIANA)
) SS:
COUNTY OF VANDERBURGH)

SUBSCRIBED AND SWORN to before me, a Notary Public in and for said County and State, personally appeared Dennis R. Verkamp, and he being first duly sworn by me upon this oath says that the facts stated in the foregoing instrument are true.

Witness my hand and seal this 29th day of October, 2013

My Commission expires:
11/24/2014

Glenn K. Bedradarz
NOTARY SIGNATURE

Notary Resides in:
Warrick
COUNTY, INDIANA

GLENN K. BEDRADARZ
PRINTED NAME

NOTARY PUBLIC
STATE OF INDIANA

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT 28 2013
29
AUDITOR

THIS INSTRUMENT WAS PREPARED BY Dennis R. Verkamp