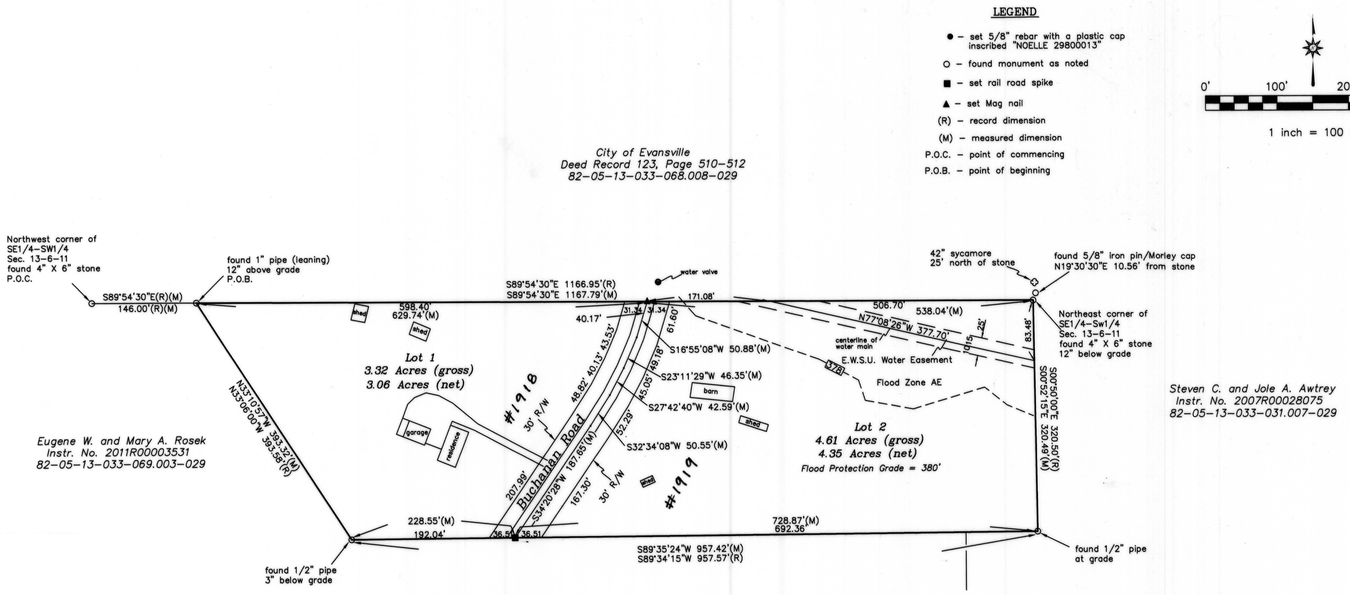
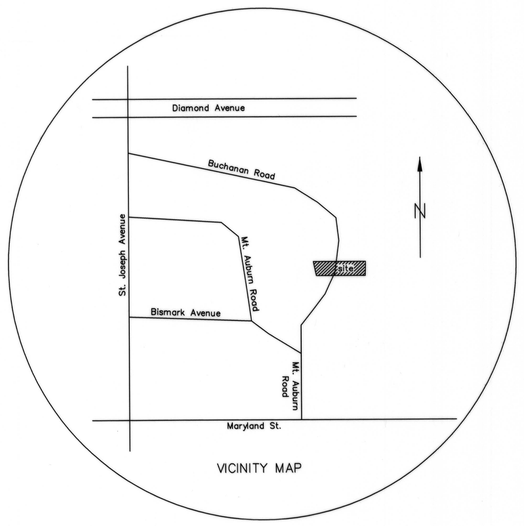
Bud Fisher





VICINITY MAP

GENERAL NOTES

Utilities: Gas, electric, and sewage services are available to the area. Water service is available and provided by the Evansville Water & Sewer Utilities.

Private onsite sewage disposal systems (OSDS) must be approved and permitted by the Vanderburgh County Health Department and comply with Rule 410 IAC 6–8.3.

Flood Plain Data: The proposed subdivision lies in Zone X (outside the 100 year flood zone) and a portion of the Northeast corner of Lot 2 lies in Zone AE.
FIRM Panel No. 18163C0177D, March 17, 2011.
Base Flood Elevation: 378' Flood Protection Grade: 380'

No brick of other non–breakaway mailbox structures can be placed in County right of way.

The vacation record for the right of way for Buchanan Road is recorded in Commissioners Record Z–1, Page 254, May 18, 1942.

Basis of Bearing: S89°54'30"W along North line of SE1/4–SW1/4 to match original survey by Engineer Associates, Inc., dated 9–21–54.

Last day of field work: April 17, 2012.

SURVEYOR'S CERTIFICATE

I, Stephen C. Noelle, 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 represents a survey completed by me and the all monuments shown exist at locations as noted.

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.

Stephen C. Noelle Oct. 14, 2013
Stephen C. Noelle Date
Indiana Registration Number 29800013

STEPHEN C. NOELLE REGISTERED No. 29800013 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 28, 2013 (DATE)
JOE GRIES AUDITOR
6765 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.28.13 3:56p
PLAT BOOK T
PAGE 99
INSTR# 2013R000 29552
Z TULEY RECORDER
VANDERBURGH COUNTY

BOUNDARY DESCRIPTION

Part of the Southeast Quarter of the Southwest Quarter of Section 13, Township 6 South, Range 11 West, Pigeon Township, Vanderburgh County, Indiana, described as follows:

Commencing at a stone (found) marking the Northwest corner of said Quarter–Quarter Section; thence South 89 degrees 54 minutes 30 seconds East along the North line of said Quarter–Quarter Section 146.00 feet to a 1" pipe (found) and being the point of beginning of this description; thence continuing South 89 degrees 54 minutes 30 seconds East along said North line 1167.79 feet to a stone (found) marking the Northeast corner of said Quarter–Quarter Section; thence South 00 degrees 52 minutes 15 seconds East along the East line of said Quarter–Quarter Section 320.49 feet to a 1" pipe (found); thence South 89 degrees 35 minutes 24 seconds West 957.42 feet to a 1" pipe (found); thence North 33 degrees 10 minutes 57 seconds West 393.32 feet to the point of beginning, containing 7.93 acres more or less.

Subject to a 25' wide easement to the Evansville Water and Sewer Department for a water main, 10' of easement on the south side and 15' of easement on the north side of the centerline of the water main, the centerline of the water main described as follows:

Commencing at the Northeast corner of said Quarter–Quarter Section; thence South 00 degrees 52 minutes 15 seconds East along the East line of said Quarter–Quarter Section 83.48 feet to the point of beginning of said centerline of water main; thence North 77 degrees 08 minutes 26 seconds West along said centerline 377.70 feet to the North line of said Quarter–Quarter Section marking the end of said easement.

OWNER'S CERTIFICATE

We, the undersigned owners of the real estate shown and described hereon, do hereby plat and subdivide said real estate and designate same as Bud Fisher minor subdivision.

All additional road rights–of–way shown and not previously dedicated are hereby dedicated to public use.

Richard D. Fisher
1918 Buchanan Road
Evansville, Indiana 47720

Wanda L. Fisher
1918 Buchanan Road
Evansville, Indiana 47720

Strips or areas of land, of the dimensions shown on this plat and marked E.W.S.U. Water Easement (Evansville Water and Sewer Utility Water Easement), are hereby granted and conveyed unto the City of Evansville, Indiana Water and Sewer Utility Department a permanent Water Utility Easement ana right–of–way over the Real Estate described 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 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. No paving, buildings, structures, fences, or any other type of improvement or property, either of a permanent or tempory nature, shall be located or maintained over, on or within the Permanent Easement Real Estate, no excavating or grading shall be done over, on or within the Permanent Easement Real Estate which would reduce the coverage of soil over said pipeline or increase the coverage by more than three (3) feet, and no lake of pond shall be constructed within fifteen (15) feet of either side of the Permanent Easement Real Estate measured from the top edge of the bank of any such lake or pond.

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 above signed owner of the real estate shown and described hereon and acknowledged the execution of this plat to be their voluntary act and deed.

Kenneth J. Orth

Witness my hand this 22 day of October, 2013.

My commission expires 9-29-17.

KENNETH J. ORTH
Notary Public - Seal
State of Indiana
My Commission Expires Sep 29, 2017

T-99
APC #27-MS-2013

AREA PLAN 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 August 13, 2013 (at subdivision review).

President

Attest Executive Director

PLAT RELEASE
Secondary plat complies with the Ordinance and is released for recording.

Executive Director

OCT. 28, 2013
Plat Release Date

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY AREA

STEPHEN C. NOELLE
5700 BLACKFORD ROAD EAST
MT. VERNON, INDIANA 47620
812–838–3740